



23 ROSEMOOR ROAD, TORRINGTON, EX38 7NB **O.I.E.O £265,000**

Enjoying a quiet yet convenient location, this attractive four-bedroom detached home combines flexible living spaces with a private enclosed garden, conservatory, detached garage and generous parking, making it perfectly suited to growing families.

Situated within a quiet cul-de-sac, yet conveniently positioned close to local schools and everyday amenities, this well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for growing families.

The welcoming entrance hall leads to the well-planned ground floor, where there is a fully fitted kitchen offering ample storage and workspace. The separate dining room is currently utilised as a second sitting room, providing flexibility to suit a variety of lifestyles, whilst the generous lounge enjoys an abundance of natural light and opens into the conservatory, creating an ideal space to relax whilst overlooking the enclosed rear garden. A convenient cloakroom completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms together with a family bathroom, providing comfortable accommodation for family living.

Outside, the property benefits from excellent parking facilities with a driveway providing off-road parking in front of the detached single garage, together with additional driveway parking to the front of the property.

The fully enclosed rear garden has been designed for ease of maintenance and features a patio seating area alongside a level lawn, creating a safe and private space for both children and outdoor entertaining.

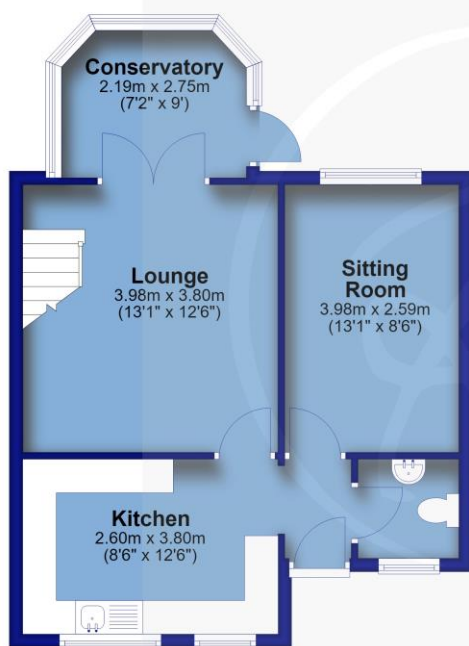
Further benefits include gas fired central heating, double glazing throughout and a well-maintained interior ready for a new owner to move straight into.

Services: All mains services are connected
Energy Performance Certificate: C (73)
Council Tax: BAND A (£1773.32 per annum)



Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.2 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.