3, Victory Way

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Torrington, Devon EX38 7AR

Short walk to Town Centre & Amenities Bideford 6 miles The Coast & Beaches 9 miles

A modern, well-appointed & presented, spacious house with gardens, driveway parking for multiple vehicles and attached garage.

- 3 Bedrooms (master ensuite)
- Large Living Room
- Spacious Kitchen / Dining Room
- Family Bathroom
- Front & Back Gardens
- Elevated Deck / Terrace
- Attached Garage
- Driveway Parking for 2
- Council Tax Band 'C'
- Freehold

Guide Price £260,000

Situation

3 Victory Way is situated in the market town of Great Torrington. The town of Great Torrington gained strategic significance and historical importance in the 17th Century, during the English Civil War and there is evidence of settlements in the close and surrounding area dating from the Iron Age to the Medieval period but the town is possibly more affectionately known to many, as the heart of 'Tarka County' in the novel 'Tarka The Otter'. The town itself is surrounded by Commons, with over 360 acres of nature walks and offers an excellent range of daily amenities and facilities, including: Pannier market, arts centre, supermarkets, leisure facilities, a broad range of independent and artisan shops/businesses and schooling for all ages.

The port town of Bideford (6 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private) and several supermarkets. The coastal resorts of Westward Ho! Appledore and Instow (all approx. 9 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions.

Description

3 Victory way is a modern, spacious, 3-bedroom, property and would make a perfect family home or potentially, a buy-to-let and investment opportunity. The property is located in a quiet residential area, towards the edge of Torrington, only a short/level walk to everyday amenities and also the glorious Devon countryside. The accommodation is presented in excellent decorative order and enjoys fine views to open countryside. The house is complemented by a lawned garden at the front and enclosed rear garden, driveway parking for multiple vehicles and attached garage.

Accommodation

The front door opens into in the HALLWAY with staircase leading up, doors to downstairs accommodation and CLOAKROOM with basin and WC. The spacious, double aspect KITCHEN & DINING ROOM with light tiled floor throughout, is fitted with a good range of light base units with light worktop over and matching wall units, peninsula island/small breakfast bar, 1½ bowl stainless steel sink, freestanding gas cooker, space plumbing for white goods and space for tall fridge/freezer, walk-in pantry/under-stairs storage cupboard, door to the elevated deck and the back garden. The dining area will accommodate a family-sized table. The large LIVING ROOM enjoys a double aspect, with double doors opening the rear deck/terrace and far-reaching countryside views.

The staircase opens to a bright, galleried landing. The MASTER BEDROOM is a double room, with twin inset wardrobes and ensuite shower room, comprising, large shower, basin & WC. BEDROOM 2 is a double room with fitted wardrobe/cupboard. BEDROOM 3 is a single room. The FAMILY BATHROOM is fitted with a white suite, with panelled bath, basin and WC.

Outside

The house is set back from the cul-de-sac behind the sizable, front garden, currently laid to lawn, with pretty, planted border in front of the house, driveway to the side, providing parking for multiple vehicles and attached garage, a gateway to the side, allowing independent access to the back garden. The walled, back garden, is predominantly laid to lawn, with large paved patio/terrace behind the house, with a covered storage area beneath the elevated deck.

Services & Additional Information

All mains services are currently connected. Gas central heating via radiators. uPVC double glazed windows throughout.
Broadband: 'Standard' and 'Superfast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good/ o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

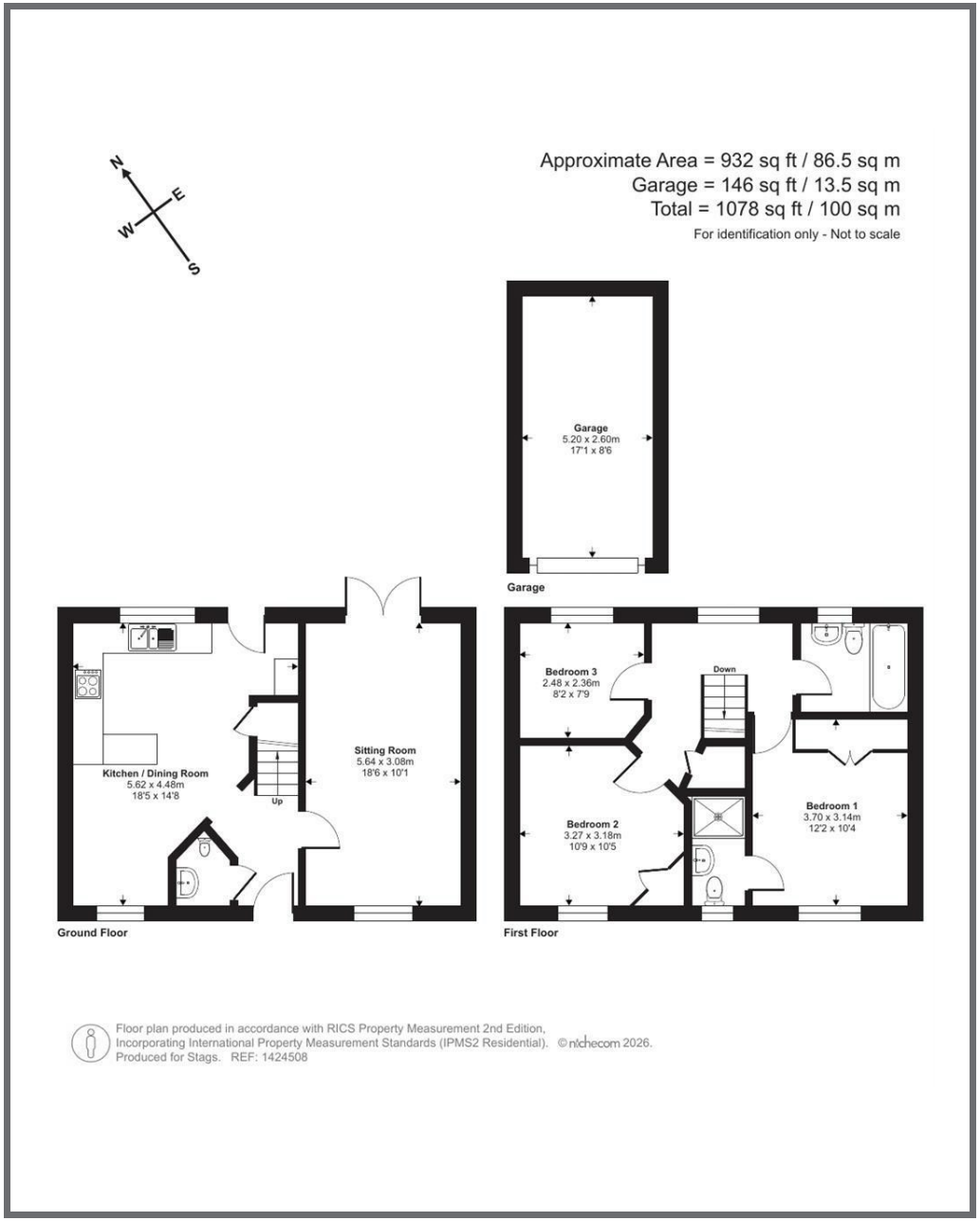
Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

From Bideford Quay, head south on New Road, at the mini-roundabout, go straight over, onto the A386, signed Torrington/Holsworthy/Okehampton, after approx. 5.6 miles and upon reaching the edge of the town, signed 'Great Torrington', follow the road for a further 1 mile, turn left, signed 'School Lane', follow this road for approx. 0.1 miles and turn left signed 'Linden Close', then turn right to stay on 'Linden Close', then turn right onto 'Trafalgar Drive', and right again onto 'Victory Way', and the property will be found on your left.
Postcode: EX38 7AR (Not to be relied upon)
What3words: ///trumped.confident.fuzzy

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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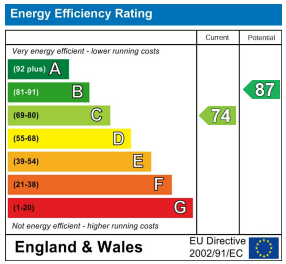

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