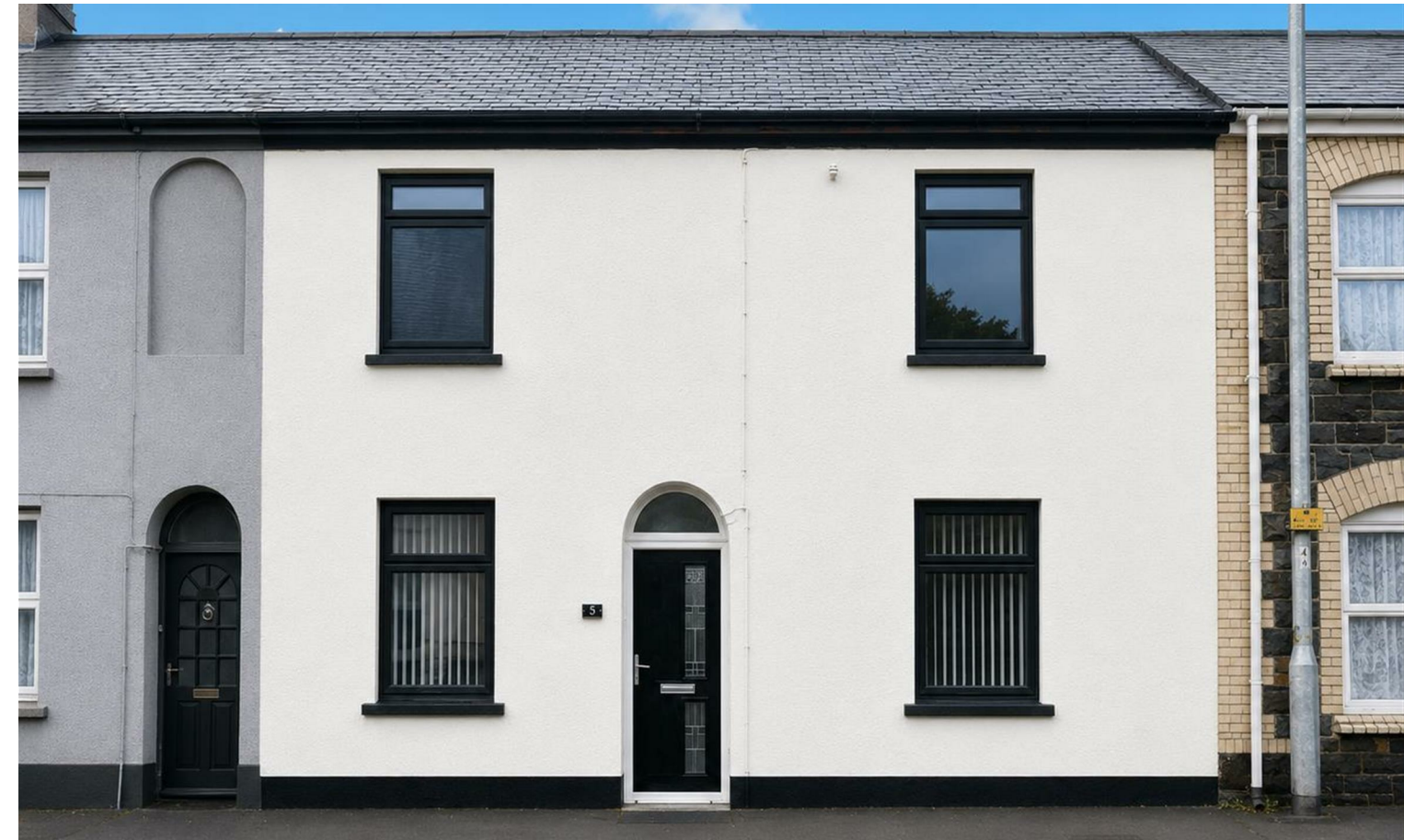


TOTAL FLOOR AREA - 1515 sq ft. (140.7 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Mid Terraced 5 Bedroomed House

5 Calf Street, Torrington, EX38 8EQ

Guide Price

**£200,000**

- Mid Terraced Period House
- 4/5 Bedrooms
- Town Centre Location
- Double Glazing
- 3 Reception Rooms
- An Ideal family Home!!!
- Gas Fired Central Heating
- Rear Garden
- No Onward Sales Chain

### Directions

From Bideford head out of the town on the A386 towards Torrington. Drive straight through Torrington until just before reaching a mini roundabout (adjacent to the fire station), the subject property is located on your right hand side, easily identifiable.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

### Entrance Lobby and Hall

**Sitting Room**  
5.31m x 3.56m (17'5" x 11'8")

**Dining Room**  
3.81m x 2.69m (12'6" x 8'10")

**Breakfast Room**  
3.20m x 2.31m (10'6" x 7'7")

**Kitchen**  
3.66m x 3.51m (12' x 11'6")

### Rear Lobby

### Wet Room

**Bedroom 1**  
3.73m minimum x 3.20m (12'3" minimum x 10'6")

**Bedroom 2**  
3.84m x 3.00m (12'7" x 9'10")

**Bedroom 3**  
3.84m x 2.90m (12'7" x 9'6")

**Bedroom 4**  
3.73m maximum x 2.97m (12'3" maximum x 9'9")

**Bedroom 5/Office**  
2.97m x 1.98m (9'9" x 6'6")

### Bathroom

## Overview

5 Calf Street is a well appointed and well presented mid terraced 2 storey double fronted period house offering 4/5 bed roomed 3 reception roomed double glazed and gas centrally heated spacious and adaptable accommodation, being centrally located within the town of Torrington. The property is offered to the market vacant, with no onward sales chain, and it is thought by the selling agents, Phillips Smith and Dunn, that the house would provide a most comfortable family residence, for which your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides a warm and welcoming entrance porch leading to a spacious entrance hall with stairs to the first floor accommodation, a 17' sitting room lies to the front of the property, with a 12'6" dining room on the opposite side of the hall. There is a kitchen fitted with ample storage cupboards, and space for appliances, adjacent to which is a useful breakfast room, with a rear lobby off, giving access to the rear garden, and a ground floor wet room. To the first floor are 4/5 bedrooms, two of which have fitted wardrobes, and a bathroom with a 4 piece suite including a 'slipper' bath.

Torrington is one of North Devons market towns, and houses a selection of independent retailers, and has schooling for all ages. Within easy walking distance is 365 acres of accessible common land. Approximately 15 minutes driving distance is the port and town of Bideford, offering a wider range of amenities, with the former fishing village of Appledore, and the coastal resort of Westward Ho! beyond. Barnstaple, North Devons Regional Centre housing the areas main shopping business and commercial venues is approximately 20 minutes by car.

## Outside

Unrestricted and restricted on road parking is available in the vicinity.. To the rear of the house is an enclosed level low maintenance garden, ideal for pets or children, which enjoys a high degree of privacy, being part paved, with area of artificial lawn

AGENTS NOTES - We are advised that the property does have a small flying freehold under a section of the first floor bathroom

Some of these photographs have been virtually staged.



## Services

All Mains Services Available

## Council Tax band

B

## EPC Rating

E

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

