

GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



FIRST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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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## Well Presented Family Residence

18 Waterloo Gardens, Torrington, EX38 7ED

Guide Price

**£296,995**

- Modern Link Detached House
- Gas Central Heating
- Prev Plan. Perm to Extend
- 3 Bedrooms
- Front and Rear Gardens
- Close to Schooling
- Double Glazing
- Garage and Additional Parking
- An Ideal Family Home!

## Directions

From Bideford, depart in a southerly direction towards Torrington on the A386. Upon entering Torrington, continue straight ahead until you reach a roundabout, with a fire station on your left. Bear left here, and then bear left again at the next roundabout, passing a school on your right. Thereafter, turn right into Greenbank, followed by a right turn into Waterloo Gardens, where number 18 is located on your right-hand side.

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 Hall**

**Kitchen/Breakfast Room**

4.17m x 3.96m  
minimum (13'8" x 13' minimum)

**Ground Floor WC**

**Living Room**

4.75m x 3.40m  
(15'7" x 11'2")

**Master Bedroom**

3.86m max x 3.66m max (12'8" max x 12' max)

**En-Suite**

**Bedroom 2**

2.49m x 2.54m  
(8'2" x 8'4")

**Bedroom 3**

2.44m x 1.96m  
(8'42 x 6'5")

**Family Bathroom**

2.18m x 1.91m  
(7'2" x 6'3")

18 Waterloo Gardens was constructed in 2016 by reputable local builders, Pearce Homes, and comprises a well-presented, delightful, energy-efficient, link-detached modern house, ideally suited to provide a comfortable family residence. The property benefits from PVC double glazing, gas-fired radiator central heating, and the remaining balance of an NHBC warranty.

Situated just a short walk from local schools and a regular bus service into Barnstaple, the selling agents, Phillips Smith & Dunn, strongly recommend an early viewing to avoid disappointment.

Briefly, the accommodation comprises an open storm porch leading into a spacious entrance hall with a staircase rising to the first floor. The hall is open-plan to the generously sized kitchen/breakfast room, which offers extensive storage, an integral oven and hob, and additional appliance space (appliances available by separate negotiation). There is also a useful ground floor WC. To the rear of the property is the living room, which spans the full width of the house and overlooks the rear garden.

To the first floor are three bedrooms, the principal bedroom benefiting from an en-suite shower room and built-in wardrobe, together with a well-appointed family bathroom fitted with a three-piece suite.

Torrington is a traditional North Devon market town offering a good selection of local amenities and schooling for all ages. Approximately seven miles away is Bideford, a well-regarded town and working port situated on the banks of the River Torridge. Bideford provides a wide range of amenities, including shops, schools for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and offers stunning views of the river and surrounding countryside.

Barnstaple, located approximately 20 minutes by car from Torrington, lies on the banks of the Rivers Taw and Yeo and serves as North Devon's regional centre, offering the area's main shopping, business, and commercial facilities.

## Outside

To the front of the property is a gravelled garden area, which also provides occasional parking. To the side of the house is a generously sized single garage measuring 19'8" x 9'10", featuring an electric up-and-over door, power and lighting, a water tap, eaves storage, and a personal door to the rear.

In front of the garage is a brick-paved driveway, together with an additional brick-paved parking space. Adjacent to this is an electric vehicle charging point (available by separate negotiation).

To the rear is a fully enclosed garden affording a high degree of privacy, comprising a large paved patio area and an area of artificial lawn, complemented by mature trees.

**Agents' Note:**

18 Waterloo Gardens previously benefitted from planning permission (now recently expired) to extend the existing accommodation on both the ground and first floors, providing additional living space under planning reference 1/1139/2022/FUL via Torridge District Council (TDC). Further details can be found on the TDC website.

## All Mains Services

All Mains Services Available

## Council Tax band

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

