STAGS



15 Greenbank

15, Greenbank, Torrington, Devon EX38 7DP







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

A well-presented three-bedroom house with countryside views and a south-facing rear garden.

- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Bright and Well-Proportioned Living Room
- Versatile Entrance Hall with Study Area
- Suitable for First-time Buyers or Investors
- Front and Rear Gardens
- Far-reaching Countryside Views
- No Onward Chain
- Council Tax Band 'A'
- Freehold

Guide Price £159,950

Situation
15 Greenbank occupies a well-established and popular residential setting on the northern outskirts of Great Torrington, conveniently positioned within easy reach of the town centre. The location enjoys an attractive open outlook to the front across the adjoining countryside, whilst being ideally placed for Great Torrington Secondary School and a range of local amenities. 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
15 Greenbank is a well-presented, three-bedroom house, occupying a pleasant position with attractive open countryside views to the front. The accommodation includes a welcoming entrance hall with a versatile area, suitable for use as a study or home office, a spacious living room, kitchen/breakfast room, three bedrooms and a family bathroom. Outside, the property benefits from a low-maintenance front garden and a good-sized, south-facing rear garden, with access to a communal parking area. The property is available with no onward chain.

Accommodation
The front door opens into the welcoming ENTRANCE HALL, with staircase leading up/storage beneath and a versatile space that could be suitable for as a study or home office. A doorway leads through to the REAR HALLWAY, with low-level storage cupboard and a glazed door with side screen, opening to the rear garden. The bright and well-proportioned LIVING ROOM with large, panoramic window allows for an attractive outlook to the front, across the adjoining countryside The KITCHEN/BREAKFAST ROOM with panoramic window and views over the back garden, is fitted with a comprehensive range of modern units, together with wood-effect worksurfaces, tiled splashbacks and matching wall units, a fitted breakfast bar provides an informal, dining area, appliances include; inset electric oven and hob, fridge/freezer, stainless steel sink/drainer and space plumbing for white goods.
The staircase leads to the FIRST FLOOR and landing, with hatch providing access to the loft (insulated & part-boarded), and airing/linen cupboard, with gas-fired combi-boiler. BEDROOM 1 is a double bedroom with large window, allowing views over open countryside. BEDROOM 2 is a double room, with a double, built-in wardrobe. BEDROOM 3 is a single room with views over open countryside. The FAMILY BATHROOM with panoramic, opaque window and tiled walls is fitted with a three-piece, white suite, comprising; bath/electric shower over, pedestal basin and WC.

Outside
To the front, a low-maintenance pebbled garden enjoys an open outlook across the surrounding countryside. The good-sized, south-facing rear garden has been created with easy of maintenance in mind and provides a pleasant outdoor space, incorporating; patio area, small artificial lawn and beds/borders with wood-chip and bark dressing providing a clean aesthetic. A gateway allows access to the communal parking area.

Services & Additional Information
Please note that some photographs have been AI-generated for illustrative purposes and may not accurately represent the property's current appearance.
Services: Mains gas, water, electricity and drainage are connected to the property. The property benefits from UPVC double glazing throughout and gas fired combi central heating. Internally the property has been fully redecorated and has newly fitted carpets.
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 - Variable (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 Torrington Square take the Well Street exit and at the road junction turn left. At the mini-roundabout with the Fire Station directly in front of you, turn right and proceed to the next roundabout, whereupon turn left onto the B3232 signposted Barnstaple. After passing Great Torrington Secondary School on your right hand side, take the right hand turning into Greenbank. Follow the road as it bears around to the left, and then as the road bears right take the first left and immediate right hand turning into the communal parking area, where No. 15 will be found a short way along on the left hand side with numberplate clearly displayed.
what3words: ///whips.hills.modern
Postcode: EX38 7DP (Not to be relied upon).




AI generated image

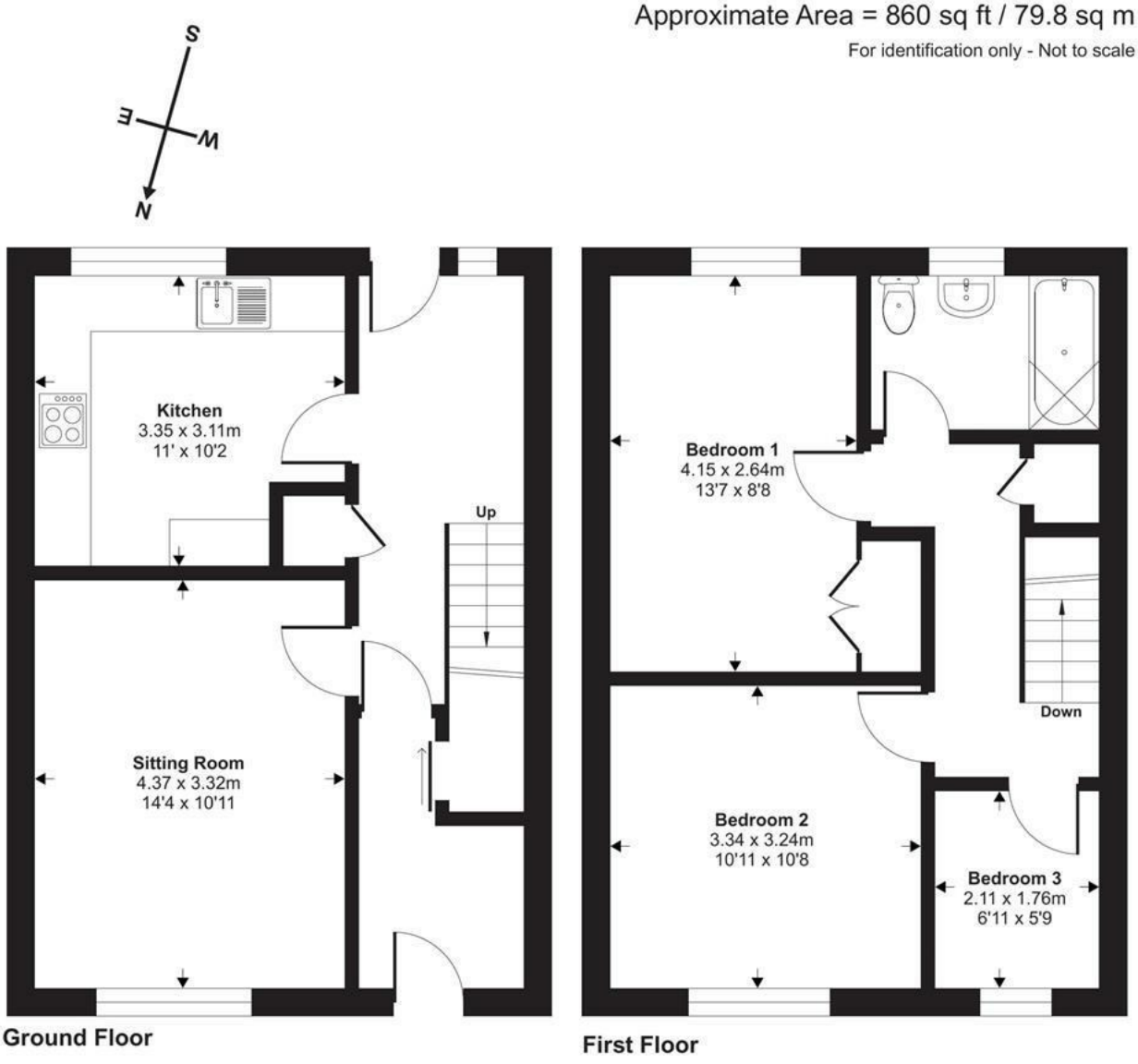






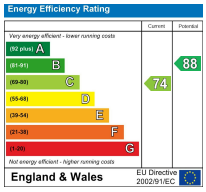
Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1535600

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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