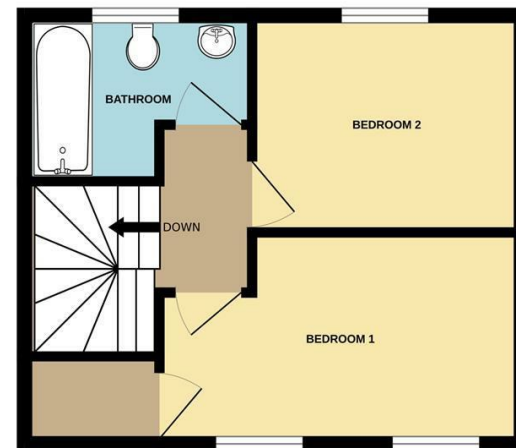


GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1 MARSHALLS YARD, TORRINGTON

TOTAL FLOOR AREA: 614 sq.ft. (57.1 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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## 1 Marshall's Yard

Torrington, EX38 7AQ

**£170,000**

- Modern End-Terrace Home
- Well-Planned Accommodation
- Well-Fitted Kitchen
- Lounge/Diner
- Ground Floor Cloakroom
- Easy Garden
- Off-Road Parking
- Short Walk to Town
- Perfect First Home/Buy to Let
- No Onward Chain

## Directions

From Bideford Quay, proceed on the A386 for approximately 7 miles without deviation to Torrington. Upon entering Torrington, proceed up the hill, passing The Commons open space on the left hand side, and continue into New Street. After a short distance, take the left hand turn into School Lane. Take the second left into Town Park and after a short distance (as the road bends), take the left hand turn and follow this road around to the right where Marshall's Yard will then be found on the left. In the first instance, parking on Town Park may be easier with a short walk to Marshall's Yard.

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

**Call 01237 879797**

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

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Tucked away close to the centre of town, this modern 2 bedroom end terrace home offers easy to run accommodation along with a manageable courtyard garden and off-road parking space. Well-presented throughout, this "lock up and go" residence makes for the perfect first home or buy to let investment. Offered with NO CHAIN, viewings are highly recommended.

Torrington is a small market town which caters for its residents with a range of local shops and stores, primary and secondary schooling, public houses and restaurants and The Plough Arts Centre. Just to the edge of the town is RHS Rosemoor. Barnstaple, the regional centre of North Devon, is approximately 12 miles distant and provides a convenient route to the M5 motorway along with the Tarka Rail line to Exeter in the South.

Bideford is approximately 6 miles distant and provides a traditional pannier market and an array of pubs, shops, banks, a post office, restaurants and a regular farmers market. The picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary.

## Services

All Mains Connected.

## Council Tax band

B

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Bideford branch on 01237 879797



**Entrance Hall** - This inviting space welcomes you into the home.

**Cloakroom** - Fitted with a low-level W.C and wash basin.

**Kitchen** - 3.14m narr. to 1.46m x 2.80m max (10'3" narr. to 4'9" x 9'2" max) - Fitted with a range of work-surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over, space for cooker, space & plumbing for a washing machine, useful understairs cupboard and door to outside.

**Lounge/Diner** - 4.97m x 3.11m narr.to 2.63m (16'3" x 10'2" narr.to 8'7") - A comfortable dual aspect reception room with double doors to the garden.

### First Floor

**Bedroom One** - 4.15m max x 2.45m max (13'7" max x 8'0" max) - A comfortable double bedroom at the front of the home with a large built-in wardrobe.

**Bedroom Two** - 3.18m x 2.43m (10'5" x 7'11") - A good sized second bedroom or home office found at the rear of the home.

**Bathroom** - Fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin.

**Outside** - The property enjoys a dedicated off-road parking space along with a manageable courtyard garden to the rear.

**Rental Opportunity** - Our rental department have advised that the property could generate £750-£795pcm on an assured shorthold tenancy agreement. For more details, please speak to the team.

