



1 MARSHALLS YARD, TORRINGTON  
TOTAL FLOOR AREA: 614 sq.ft. (56.1 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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## 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)

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## 1 Marshall's Yard

Torrington, EX38 7AQ

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

**£170,000**



**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.



## Services

All Mains Connected.

## Council Tax band

B

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Bideford branch on 01237 879797