



Well Presented Character Cottage
64A Well Street, Torrington, EX38 7BW

Guide Price

£169,950

- Mid Terraced Period Cottage
- Gas Central Heating
- Much Charm and Character
- 2/3 Bedrooms
- Enclosed Rear Garden
- Must Be Viewed
- PVC Double Glazing
- On Road Parking to Front
- No Onward Sales Chain!!

Directions

From Bideford, head towards Torrington on the A386. Upon entering the town, continue straight through to a roundabout (by the fire station) where turn right. Take the first left into Well Street, where the property will be found on the left-hand side, identified by a number plate.

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

Call 01237 879797
or email bideford@phillipsland.com

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Room list:

Entrance Lobby

Living Room

4.39m maximum x 3.96m (14'5" maximum x 13')

Kitchen

2.13m maximum x 2.74m maximum + 3.35m max x 3.05m (7' maximum x 9' maximum + 11' max x 10' max)

Bedroom 1

4.11m x 3.51m (13'6" x 11'6")

Bedroom 2

3.86m maximum x 2.34m maximum (12'8" maximum x 7'8" maximum)

Bedroom 3

1.96m x 1.93m (6'5" x 6'4")

Shower Room

2.74m x 1.83m (9' x 6')

Overview

Centrally set within the historic market town of Torrington, with easy level access into the town centre is 64a Well Street - a mid terraced period cottage with accommodation on two storeys, boasting PVC double glazing, gas fired radiator central heating, and a wealth of charm and character, blending well with modern day amenities. The property itself is available to the market with no onward sales chain, and your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides an entrance lobby with a useful cloaks recess, opening to a wonderful sitting room, having a magnificent feature fireplace, and a staircase to the first floor accommodation. At the rear is the kitchen, being 'L' shaped, with ample storage, some integral appliances and appliance space, with a breakfast bar and PVC doors to the rear of the property. To the first floor are 3 bedrooms - a sizeable double room to the front, a small 'nursery'/office room, with a further bedroom to the rear, off of which is a balcony giving access to the rear garden. A spacious and well appointed shower room completes the first floor accommodation.

Torrington is one of North Devon's market towns, offering a selection of independent retailers and schooling for all ages. Within easy walking distance are 365 acres of accessible common land, ideal for walking, cycling etc. The port town of Bideford, located on the banks of the River Torridge and offering a wider range of amenities, is approximately a 15-minute drive away. Nearby are the former fishing village of Appledore and the coastal resort of Westward Ho!, known for its long sandy beach. Barnstaple, North Devon's regional centre, providing the area's main shopping, business and commercial facilities, is approximately 20 minutes by car.

Outside

Un restricted on road parking is available to the front of the property. To the rear is an enclosed garden, comprising of a courtyard area, leading up to a beautifully presented cottage style garden, with a lawned area with well stocked borders, with a useful storage shed with power connected at the end.

Services

All Mains Services Available

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

