



GROUND FLOOR
APPROX. FLOOR
AREA 39.7 SQ.M.
(427 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 32.0 SQ.M.
(344 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.7 SQ.M. (772 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Charming 2/3 Bedroom House
99 Well Street, Torrington, EX38 7BN

Guide Price

£236,000

- 2/3 Bedroom Town House
- Views Over Torrington
- Character Features
- Modernised Throughout
- MUST BE VIEWED

Directions

From Bideford, head south out of the town on the A386 (Torrington Lane) following the signs for Great Torrington and Okehampton. Continue along the A386 for approximately six miles, enjoying the countryside as the road winds towards Torrington. As you approach Great Torrington, remain on the main road as it leads you into the town. Follow the signs towards the town centre, then turn onto Well Street, which runs through the centre of Torrington. Continue along this road and you will find number 99 Well Street on the street.

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 Hallway

Lounge

Kitchen Diner

Bedroom 1

Bedroom 2

Bathroom

Bedroom 3 / Attic

This charming 2/3 bedroom home has been thoughtfully refurbished and updated in recent years to create a stylish and comfortable living space. Improvements include tasteful redecoration throughout, a beautifully updated kitchen and bathroom, and the addition of a characterful woodburner in the lounge, all combining to give the property a fresh yet welcoming feel.

Entering through the porch, you step into a welcoming hallway with stairs rising to the first floor. From here, the home opens into a generously proportioned sitting room measuring over 18 feet in length.

This bright and inviting space enjoys a front-facing window and is centred around a striking feature fireplace, now enhanced by a woodburning stove which creates a cosy focal point for relaxing evenings.

To the rear of the property lies an impressive open-plan kitchen and dining space, designed with both everyday living and entertaining in mind. Recently updated, the kitchen is fitted with a range of classic-style quaker style base and wall units complemented by state-of-the-art Minerva worktops.

There is an integrated gas oven, four-ring gas hob and inset sink, while two side windows and French doors allow plenty of natural light to flood the room. The dining area comfortably accommodates a large table and chairs, and the French doors open directly onto the garden, framing far-reaching views across the surrounding countryside.

Upstairs, the first floor offers two well-proportioned double bedrooms. The main bedroom sits at the front of the property and enjoys a bright aspect through a large window, while the second bedroom features a characterful exposed stone wall, ornamental fireplace and delightful views across the Torridge Valley.

The bathroom has also been tastefully updated and is beautifully appointed with a bath and mains-fed shower over, a vanity basin with storage below, and a WC. Travertine tiling adds a luxurious touch.

Outside, the sunny rear garden provides a wonderful place to relax and enjoy the peaceful surroundings. A patio sits directly behind the house, ideal for outdoor dining, there is also a pergola at end of garden offers another seating area. From here, there are lovely views over the surrounding countryside. The garden is very mature and has a range of shrubs and trees

The property is conveniently located within easy walking distance of the centre of the historic market town of Great Torrington. The town offers a wide range of amenities including independent shops, a supermarket, the traditional pannier market and the well-regarded Plough Arts Centre. The stunning North Devon coastline is just a short drive away, while the nearby Tarka Trail provides excellent opportunities for walking and cycling. The larger towns of Bideford and Barnstaple are also easily accessible.

Services

all mains connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

