



23 Victory Way
Torrington, Devon EX38 7AR

Price Guide: £169,950

HARDING & CO
ESTATE AGENTS & VALUERS

A modern 2 bed semi detached house at the end of a small quiet development near Dartington Crystal and the town centre, representing an ideal home or "buy to let" investment property. The property is very well presented internally and benefits from a paved rear garden for ease of maintenance and is being sold with no onward chain. hall, cloakroom, open plan living room and kitchen area, with double doors opening to the rear garden from the living space, 2 double bedrooms, bathroom, gas CH and uPVC DG, space for two cars.

The small market town of Great Torrington has a pretty pannier market and town square. The town centre offers a good range of shops for everyday needs, various public houses, banks, post office, pet shop, butchers and bakeries. Both Primary and Secondary Schools and various leisure facilities including two golf courses, an indoor heated swimming pool and the nearby Tarka Trail for walking and cycling. There are numerous attractions in the area, including RHS Gardens at Rosemoor, Dartington Crystal, The Plough Arts Centre and the Torrington 1646 Civil War Experience. The ancient port and market town of Bideford is approximately 6 miles in distance and the regional centre of North Devon, Barnstaple is approximately 11 miles.



Entrance Door to:

Entrance Hall

Radiator. Telephone point. Central heating thermostat control.

Cloakroom

White suite of low flush w.c. Pedestal wash hand basin with tiled splashback. Radiator. Window to front.

Hall opens to Open Plan Living Room and Kitchen Area

Living Room

4.45m x 2.97m (14'6 x 9'7)

A bright room with multiple power points. Under stairs storage cupboard. Stairs rising to first floor. Radiator. Double casement doors opening to rear garden. Low room divider opens to:

Kitchen Area

3.10m 1.96m (10' x 6'4)

Fitted with a range of light wood grained fronted units with metal handles. Stainless steel 1 ½ bowl sink with mixer tap. Integrated stainless-steel fronted Zanussi oven with gas hob over and extractor canopy above. wall and base storage cupboards. Plumbing for washing machine. Space for tall fridge/freezer.

First Floor Landing

Bedroom 1

4.21m x 2.42m (13'8 x 7'9)

Two windows overlooking the rear garden. Radiator. TV point. Telephone point. Cupboard housing Potterton gas boiler for central heating and hot water.

Bedroom 2

3.2m x 2.66m (10'5 x 8'7)

Radiator. Window to the front enjoying countryside views in the distance.

Bathroom

Modern white suite of low flush w.c. Pedestal wash hand basin. P shaped bath with mixer tap and separate shower over. Curved shower screen. Inset ceiling down lighters. Part tiled walls. Radiator. Shaver point.

Gardens

These are to the rear and are paved for ease of maintenance with a high flower border along one side. The garden is enclosed by fencing and there is a pedestrian side access.

To the front of the property there is a large parking space suitable for two vehicles.

Services: All mains services connected
Energy Performance Certificate: TBC
Council Tax Banding: B

Directions

From Torrington Square, take the South Street exit. At the T-junction with New Street, turn right and then left into School Lane. Second left into Linden Close bearing right passing Dartington Crystal, enter Trafalgar Drive and take the first turning right into Victory Way. Bear round to right and the property can be found at the end of the cul de sac on the right clearly marked with a Harding & Co for sale board.



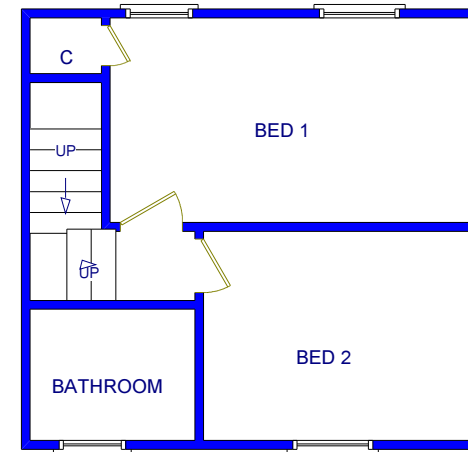
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