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11 CADDYWELL MEADOW, TORRINGTON. EX38 7NZ

GUIDE £160,000

Mid terrace two bedroom house with a low maintenance but pleasant rear garden plus the huge benefit of a garage and off road parking. The property is situated within a quiet popular development not far from local amenities, schools and the Torrington town centre.





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The property was built in 1989 by Colro-Green a Newquay based company and has since been adapted to create a superb four bed house within Caddywell Meadow, being pleasantly set on the edge of the popular rural town of Torrington which offers a good range of amenities, including a selection of shops, medical facilities, schooling etc. Both primary and secondary schools are around 200-250m away, a local play park is nearby within a neighbouring road and the Donnacroft Sports fields are a short 10 minute walk away having rugby and football pitches. Approximately 7 miles distant is the larger town of Bideford and with the regional centre of Barnstaple being some 12 miles away.

SERVICES: Mains electric, gas and drainage. uPVC double glazed windows.

COUNCIL TAX BAND: A.

TENURE: Freehold

DIRECTIONS TO FIND: From Torrington town centre take the Well Street exit and at the end of the road turn left into New Road. At the roundabout (with the Fire station in front of you) turn right (as signposted to South Molton & Barnstaple). At the next roundabout turn right into Hatchmoor Road and right again into Borough Road. After a short distance take the second left into Rosemoor Road then take the first right into Caddywell Meadow, where the property will be found within the corner of the cul de sac on the right hand side.

The property is at present arranged to provide (measurements are approximate):-

UPVC double glaze the front door into:

ENTRANCE HALL: Radiator and vinyl flooring.

KITCHEN: 2.71m x 2.69m Working surface incorporating single drainer stainless steel sink unit with tiled splashback, cupboards and drawers with matching wall units. Space and plumbing for a washing machine and oven. Radiator and vinyl flooring.

LIVING ROOM: 4.23m x 3.97m Radiator and vinyl flooring. UPVC double glazed sliding door into the garden.

STAIRS AND FIRST FLOOR LANDING: Hatch to loft space and fitted carpet.

BEDROOM ONE: 4.03m x 2.98m Built in cupboard housing the gas fired boiler. Built in storage cupboard, radiator and vinyl flooring.

BATHROOM: Bath with fitted splash boarding and an electric shower over. Dual flush low-level WC, wash basin, radiator and vinyl flooring. Extractor fan.

BEDROOM TWO: 2.99m x 2.93m max Radiator and vinyl flooring.

OUTSIDE: Adjacent to the terrace of three houses is a semi detached garage 5.24m x 2.61m having an up and over door with a pedestrian door taking you into the rear garden via a shared path. There is also a parking area in front with space for at least two cars (tandem). To the front of the property is a small lawn area with mature shrubs. The **REAR GARDEN** is low maintenance having a small patio area and a level lawn.

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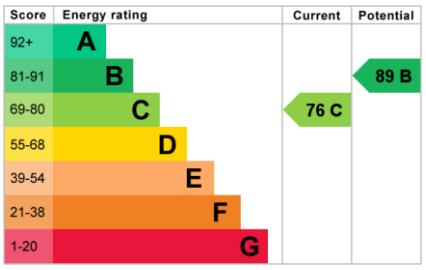
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The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

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