

gth





23 Rosemoor Road Torrington, Devon, EX38 7NB

Bideford 7.5 miles; Barnstaple 11.9 miles; Tiverton 34.3 miles

2 4 1 83.8 sq m

Situated within a desirable cul-de-sac and offering four bedrooms, versatile reception space, a conservatory, detached garage and generous parking, this beautifully maintained family home combines spacious living with excellent convenience close to schools and Torrington town centre.

Freehold Offers I.E.O £265,000

DESCRIPTION

23 Rosemoor Road presents an excellent opportunity to acquire a spacious and well-maintained detached family home, occupying a pleasant position within an established residential development on the outskirts of Torrington. Offering four bedrooms, multiple reception spaces and a practical layout, the property is ideally suited to growing families seeking both comfort and convenience.

Upon entering, a central hallway provides access to the ground floor accommodation and immediately sets the tone for the home's bright and welcoming interior. The kitchen is thoughtfully designed with a good selection of fitted units and ample work surface space, creating a functional environment for everyday cooking and family life.

The main living room is generously proportioned and serves as the heart of the home, offering a comfortable setting for both relaxation and entertaining. Double doors lead through to a conservatory, which enjoys attractive views across the rear garden and provides a versatile additional living area



that can be enjoyed throughout the year.

A further reception room adds valuable flexibility and is currently arranged as an additional sitting room. However, it would lend itself equally well to a formal dining room, home office, hobby room or playroom, allowing buyers to tailor the space to their individual needs. A ground floor cloakroom completes the accommodation on this level.

Upstairs, the property offers four comfortable bedrooms, all of which benefit from pleasant natural light and practical proportions. These are served by a family bathroom, creating accommodation well suited to modern family requirements.

To the front of the property, a driveway provides extensive off-road parking and leads to a detached garage, offering useful storage and secure parking options. The frontage is neatly presented, contributing to the home's attractive street presence.

The rear garden has been designed with ease of maintenance in mind and provides a secure and private outdoor space for families to enjoy. A combination of lawn and patio areas creates an ideal environment for children's play, outdoor entertaining or simply unwinding in the warmer months.

Well cared for by the current owners and presented in move-in condition, the property further benefits from double glazing and gas central heating throughout. Combining generous living space, adaptable accommodation and a desirable residential location, 23 Rosemoor Road represents a superb family home with broad appeal.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: *Torridge District Council—Band A.*

SITUATION

Place Located in the charming market town of Great Torrington, this property enjoys a picturesque setting



surrounded by 365 acres of historic common land—perfect for scenic walks, breathtaking views, and access to the River Torridge. Great Torrington boasts a vibrant community spirit and an impressive range of amenities, including shops, GP and dental surgeries, sports clubs, a gym, nurseries, primary and secondary schools, a Lidl supermarket, and a selection of pubs and restaurants. Cultural and leisure highlights include the renowned Plough Arts Centre, RHS Rosemoor Gardens, and direct access to the Tarka Trail, offering superb walking and cycling opportunities.

DIRECTIONS

The nearest postcode is EX38 7NB, although please refer to What3Words.

For the exact location of the entrance to the front door download the What3Words app and enter:

///answers.gloom.bundles

ADDITIONAL INFORMATION

Broadband: Broadband is available—Superfast available speed 80 Mbps and basic speed 17 Mbps

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding.

Construction Type: Traditional



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

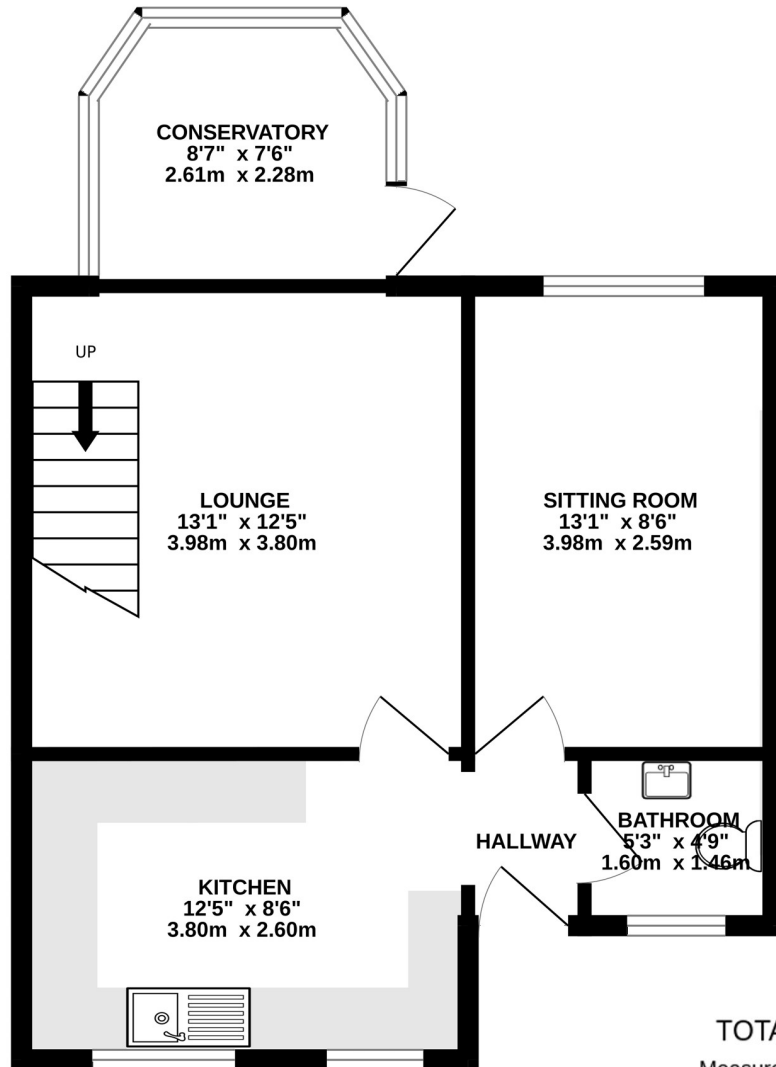
4 Cross Street, Barnstaple, Devon, EX31 1BA

Email: residential.barnstaple@gth.net

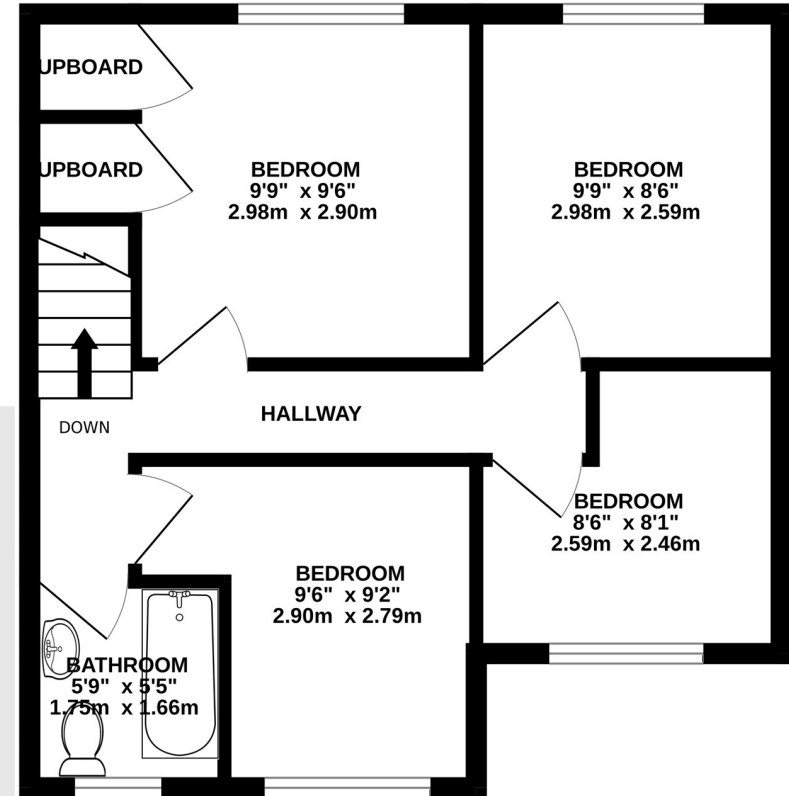
Tel: 01271 233777 | Ref: BAR260246

GREENSLADE TAYLOR HUNT
www.gth.net

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
Energy efficiency class	Current	Potential
(A-G)	A	92
(B-D)	B	77
(E-G)	C	
(F-G)	D	
(F-G)	E	
(F-G)	F	
(F-G)	G	
England, Scotland & Wales		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

