



Trafalgar Drive, Torrington, Devon, EX38 7AD

A well presented modern detached three-bedroom home, offering spacious and versatile accommodation throughout. The property features a generous living/dining room with patio doors opening onto an enclosed mature rear garden, a fitted kitchen/breakfast room with integrated appliances, separate utility room and downstairs cloakroom. Upstairs are three double bedrooms, including a generous principal bedroom with en-suite shower room, together with a family bathroom. Externally, the property benefits from driveway parking for two cars, a mature enclosed rear garden and useful side gate access.

CHEQUERS 

T: 01271 379 314

E: enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk

Asking Price:
£270,000



- Modern detached three-bedroom house
- Well presented throughout and ready to move into
- Spacious living/dining room with patio doors opening onto the rear garden
- Fitted kitchen/breakfast room with a range of integrated appliances
- Separate utility room
- Convenient downstairs cloakroom with WC
- Three well-proportioned double bedrooms
- Generous main bedroom with modern en-suite shower room
- First-floor family bathroom
- Driveway providing parking for two cars

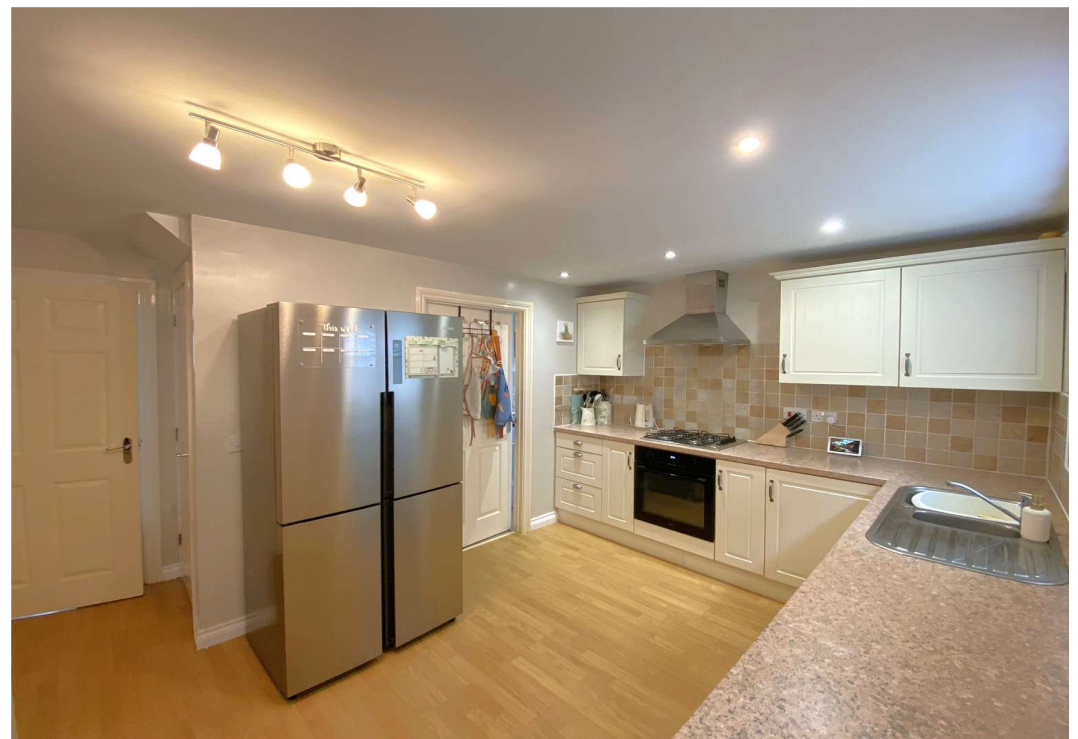


An attractive modern detached house, ideally situated in Torrington, offering well-proportioned and beautifully presented accommodation arranged over two floors. Designed with contemporary family living in mind, the property combines generous internal space with a mature, enclosed garden and excellent off-road parking.

The principal reception space is a particularly appealing feature, with a spacious living/dining room opening through patio doors onto the rear garden, creating a natural connection between the house and outside space. The fitted kitchen/breakfast room is well appointed with a range of integrated appliances, complemented by a separate utility room and convenient downstairs cloakroom.

Upstairs, there are three generous double bedrooms, including an impressive principal bedroom with its own en-suite shower room, together with a well-appointed family bathroom. Outside, the property benefits from a driveway providing parking for two vehicles, while the enclosed mature rear garden offers a private and established setting, with useful side gate access.

Presented in excellent condition throughout, this attractive Torrington home offers a sophisticated yet practical combination of space, comfort and modern convenience, making it an appealing choice for those seeking a well-appointed detached property in this popular North Devon location.





Entrance Hall - Main entrance door to front aspect, UPVC double glazed window side aspect, cloak and boot space, fitted carpet, stairs rising to first floor.

Cloakroom - 6'5" x 2'9" (1.96m x 0.84m)

UPVC double glazed window to side aspect, low-level WC, hand basin, radiator, fitted carpet.

Lounge/Diner - 16'3" x 13'6" (4.95m x 4.11m)

UPVC double glazed window to front aspect, UPVC double glazed patio doors leading to rear garden, radiator, fitted carpet.

Kitchen - 12'11" x 9'5" (3.94m x 2.87m)

UPVC double glazed door leading to rear garden, UPVC double glazed window to aspect, under stairs storage cupboard, range of fitted wall and base cupboards, sink unit with draining board, space for American style fridge freezer, built-in electric oven and gas hob with extractor hood over, ample works surface areas, space and plumbing for dishwasher, laminate flooring, door leading through to utility room.

Utility Room - 6'5" x 6'1" (1.96m x 1.85m)

UPVC double glazed window to front aspect, sink unit with draining board, work surface area, fitted base cupboard, space and plumbing for washing machine and tumble dryer, wall mounted gas fired boiler, extractor fan, laminate flooring.

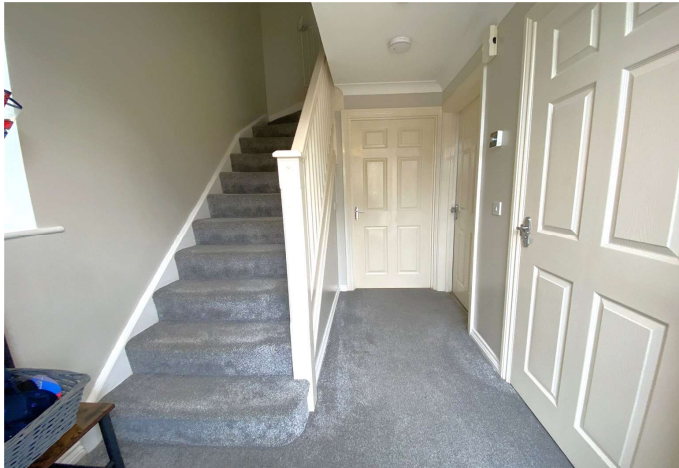
First Floor Landing - Spacious and bright landing area, doors off to all bedrooms and bathroom, access to loft space, fitted carpet.

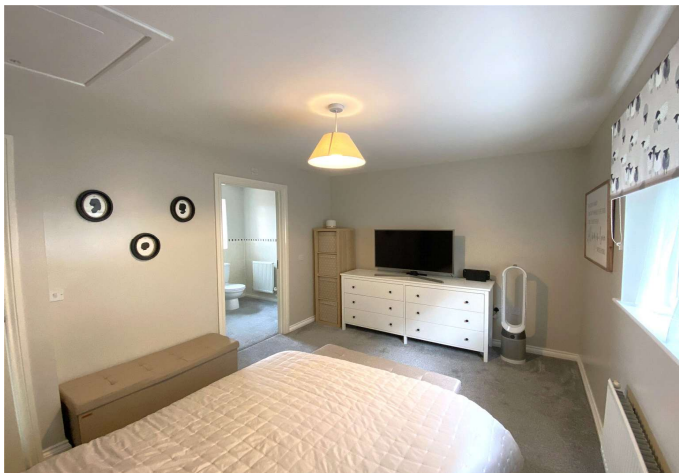
Bedroom One - 13'3" x 9'9" (4.04m x 2.97m)

Large double bedroom with UPVC double glazed window to rear aspect, radiator, fitting carpet, door leading to ensuite.

En-Suite Shower Room - 6'3" x 6'1" (1.9m x 1.85m)

UPVC double glazed window to front aspect, radiator, shower cubicle, low-level WC, hand basin, part tiled walls, extractor fan, carpet.





Bedroom Two - 13'6" x 9'1" (4.11m x 2.77m)

Double bedroom with UPVC double glazed window to rear aspect, radiator, fitted carpet.

Bedroom Three - 10'4" x 6'10" (3.15m x 2.08m)

UPVC double glazed window to front aspect, radiator, fitted carpet.

Bathroom - 9'9" x 6'9" (2.97m x 2.06m)

UPVC double glazed opaque window to front aspect, low-level WC, pedestal hand basin, bath with tiled surround, radiator, fitted carpet, extractor fan.



Outside - To the front of the property is a low maintenance area of garden, along with steps leading to the main entrance door. The property also benefits from a driveway providing private parking for two cars. There is also a gate providing pedestrian access down the side of the property and onto the rear garden. To the rear is an enclosed mature garden laid mainly to lawn, with additional patio areas and space for a useful garden shed.

Agents Note - Please note, some remedial repair to a retaining party wall is suggested, for localised timber damage. The vendors inform us this cost is shared with other neighbouring residents.

Note - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 80 Mbps.

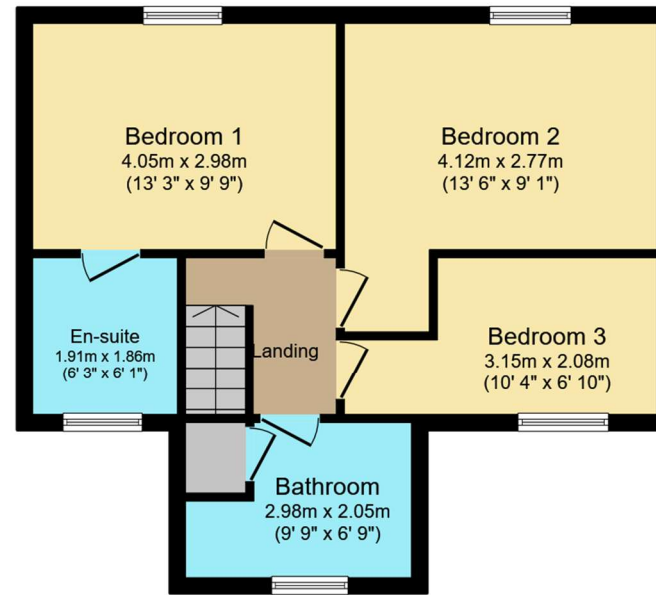
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.







Ground Floor



First Floor

Total floor area: 97.6 sq.m. (1,051 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



CHEQUERS

Est. 1992

66 Boutport Street, Barnstaple, North Devon, EX31 1HG

T: 01271 379 314 E: enquiries@chequershomes.co.uk

W: www.chequershomes.co.uk

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