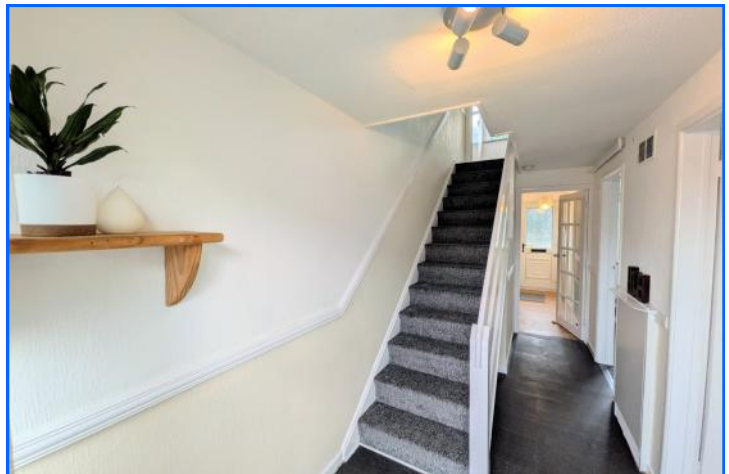




3 BEDROOM MID-TERRACED FAMILY HOME

KNOWN AS

**15 GREENBANK,
GREAT TORRINGTON, DEVON, EX38 7DP**

For Sale By Private Treaty Subject to Contract

- ***Bright & airy, 3-bedroom mid-terraced family home, offered with vacant possession***
 - ***No onward chain and move-in ready***
 - ***Delightful far-reaching countryside views to the front***
 - ***Versatile entrance hall suitable as a potential study / home office area***
 - ***Suitable for first-time buyers or investors***
 - ***Potential rent of £1000 per month offering 6.9% yield***
 - ***Family bathroom with electric shower over the bath***
 - ***Freshly decorated and newly fitted carpets***
- ***Gas fired combi boiler central heating and UPVC double glazing throughout***
- ***Front and rear gardens with communal off road parking to the rear***
- ***Within short walking distance of the town centre and Torrington School***
 - ***Council Tax Band A — Freehold — EPC rating: C***

GUIDE PRICE: £169,950 Freehold

THE ACCOMMODATION (COMPRISES)

All measurements are approximate. The mention of any fittings or appliances does not imply that they are in working order.

ENTRANCE HALL / PORCH

UPVC double glazed front door opening into a generous and welcoming hallway. Useful understairs storage cupboard. The front section of the hall provides a versatile space ideally suited for use as a study or home office. Dado rails. Wood laminate floor. Door to rear hallway.

REAR HALLWAY

Low level storage cupboard. UPVC double glazed door, with side screen, to the rear garden. Dado rails. Coved ceiling. Anthracite vinyl flooring. Doors to lounge and kitchen.

LOUNGE — 14'3 X 10'10 (4.34M X 3.30M)

Bright and well-proportioned reception room with UPVC double glazed window to the front elevation enjoying lovely views beyond to open countryside. Two fitted wall lights. Coved ceiling. Fitted carpet.

KITCHEN / BREAKFAST ROOM — 11'0 X 10'2 (3.35M X 3.10M)

Fitted with a range of modern units and integrated appliances comprising single drainer stainless steel inset circular sink with mixer tap, tiled splashback,

cupboards and appliance space below. Plumbing for washing machine. Adjoining wood effect laminate worktop surfaces. Built-in electric oven and hob. Fridge / freezer. Further worktop surface with drawers and cupboards below. Range of matching wall storage units. UPVC double glazed window to the rear. Fitted breakfast bar. Ceramic tiled floor.

FIRST FLOOR LANDING

Access to insulated and part-boarded loft. Airing cupboard housing the gas fired combi boiler. Dado rails. Fitted carpet.

BEDROOM 1 — 10'10 X 10'7 (3.30M X 3.23M)

Double bedroom with UPVC double glazed window to the front elevation enjoying views beyond to open countryside. Fitted carpet.

BEDROOM 2 — 14'0 X 8'7 (4.27M X 2.62M)

Double bedroom with UPVC double glazed window to the rear elevation. Double built-in wardrobe. Coved ceiling. Fitted carpet.

BEDROOM 3 — 6'10 X 5'9 (2.08M X 1.75M)

Single bedroom with UPVC double glazed window to the front elevation enjoying views beyond to open countryside. Ideal as a child's room, nursery or additional study. Wood laminate flooring.

FAMILY BATHROOM

Three piece white suite comprising bath in tiled surround with electric shower over, pedestal wash

hand basin with tiled splashback, and close coupled WC. UPVC double glazed obscured window. Vinyl floor covering.

OUTSIDE

To the front, a low maintenance pebbled garden enjoying the open countryside views. To the rear, a south facing, good-sized garden with patio, partially laid to artificial lawn and mulched area. A rear gate gives access to the communal parking area.

LOCATION

Great Torrington is a popular and historic North Devon market town set high above the Torridge Valley and surrounded by 365 acres of Common Land offering miles of attractive walking and scenic countryside views. The town offers a wide range of local and national shopping, primary and secondary schooling, sports clubs and recreational facilities including a leisure centre and swimming pool, the Plough Arts Centre and the Pannier Market. The renowned RHS Rosemoor Gardens lie just outside the town.

The North Devon regional centre of Barnstaple, with its larger shopping precinct and rail station, is approximately 12 miles distant and connects via the A361 Link Road to the M5 motorway network at Tiverton. The North Devon coastline at Westward Ho!, Instow and Saunton is within easy reach, as is access to the Tarka Trail cycling and walking route.

THE SITUATION

The property is situated within an established and popular residential area on the northern fringe of Great Torrington, within a short walk or drive of the town centre. The position benefits from open outlook to the front across adjoining countryside, whilst remaining close to Great Torrington Secondary School and local amenities.

THE PROPERTY AND CONSTRUCTION

A mid-terraced family home of traditional cavity construction with rendered and part brick elevations beneath a pitched tiled roof. The property benefits from UPVC double glazing throughout and gas fired combi central heating. Internally the property has been fully redecorated and has newly fitted carpets.

THE PROPOSAL

Our client is inviting offers for the Freehold interest with vacant possession on completion. No onward chain.

SERVICES

Mains gas, water, electricity and drainage are connected to the property. Gas fired combi boiler providing central heating and domestic hot water. Electric shower over the bath.

Broadband speeds according to Ofcom: Superfast - Download 80mbps, Upload 20mbps. Standard - Download 15mbps, Upload 1mbps. Mobile network coverage according to Ofcom: Outdoor: EE, Vodafone, O2 and Three. Indoor: O2 and Three.

COUNCIL TAX

Band A (Torridge District Council).

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C. Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

DIRECTIONS

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini-roundabout with the Fire Station directly in front of you, turn right and proceed to the next roundabout, whereupon turn left onto the B3232 signposted Barnstaple. After passing Great Torrington Secondary School on your right hand side, take the right hand turning into Greenbank. Follow the road as it bears around to the left, and then as the road bears right take the first left and immediate right hand turning into the communal parking area, where No. 15 will be found a short way along on the left hand side with numberplate clearly displayed.

what3words: ///whips.hills.modern

VIEWING

Strictly by prior appointment with the sole selling agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon, EX39 1TW. Tel: 01237 424053.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

- 1) The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
- 2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.
- 5) All measurements are approximate.
- 6) Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
- 7) We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their highest possible light; as such we may use summer photographs to promote some properties.
- 8) Some images are AI generated.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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