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ESTATE AGENTS



1 CADDYWELL MEADOW, TORRINGTON. EX38 7NZ - GUIDE £379,950

Extended four bed detached house with a fantastic family kitchen dining room, large living room and additional reception room. Master bedroom with en-suite and a fully enclosed, level rear garden. 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 Donnacraft Sports fields is 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: C.

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 and follow this road where the property will be found on the right upon entering into Caddywell Meadow.

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

Composite UPVC double glazed door into:

ENTRANCE HALL: Built-in cloaks and footwear cupboard, radiator and fitted carpet. Stairs to the first floor. **CLOAKROOM:** Low level WC, corner wash basin with tiled splashback, radiator and tile flooring.

SITTING ROOM: 4.33m x 3.96m Coal effect gas fire radiator and fitted carpet.

L-SHAPED KITCHEN DINING ROOM: 7.26m x 4.78m Modern kitchen with working surface incorporating one and a half bowl stainless steel single drainer sink unit, tiled splash back, four ring electric hob having glass splashback with extractor over and eye level double oven. Space and plumbing for washing machine, integrated dishwasher and space for large American style fridge freezer. Cupboards and drawers with matching wall units. Built in under stairs cupboard. Door into the garage. Radiator and vinyl flooring. Dining area: UPVC double sliding doors into the rear garden, radiator and fitting carpet.

LIVING ROOM: 6.70m x 3.92m Two radiators and fitted carpet. UPVC double glazed door into the rear garden.

STAIRS TO FIRST FLOOR AND LANDING: Hatch to loft space, fitted carpet and radiator. Shelved airing cupboard housing hot water tank.

MASTER BEDROOM: 3.91m x 3.52m Two windows, radiator and fitted carpet. Large built-in wardrobe. **ENSUITE:** Fully tiled shower cubicle, bath with tile splashback, low-level dual flush WC and wash basin Combi unit, including storage cupboards. Chrome ladder style radiator, extractor fan and Velux window. Vinyl flooring.

BEDROOM TWO: 3.79m x 2.98m Mirror fronted sliding door wardrobes, radiator and fitted carpet.

BEDROOM THREE: 5.29m x 2.15m Radiator and fitted carpet.

BEDROOM FOUR: 3.55m x 2.80m Radiator and fitted carpet.

BATHROOM: Bath with shower mixer taps fitted, wash basin and low-level dual flush WC. Chrome ladder style radiator, extractor fan, fully tiled walls and vinyl flooring.

OUTSIDE: To the front of the property is a good size driveway with space for at least three cars including an adjacent lawn area with bordering flower beds and gated access down both sides of the property. There is an attached **GARAGE** 5.33m x 2.58m having an up and over door, power and light. Wall mounted glow-worm gas fired boiler (fitted in 2018). Workbench, shelving and wall units. Overhead storage and cold water tap. A single glazed door into the fully enclosed **REAR GARDEN** having a patio area level lawn with fencing and hedge boundaries. There is also attractive raised flower beds. Garden shed.



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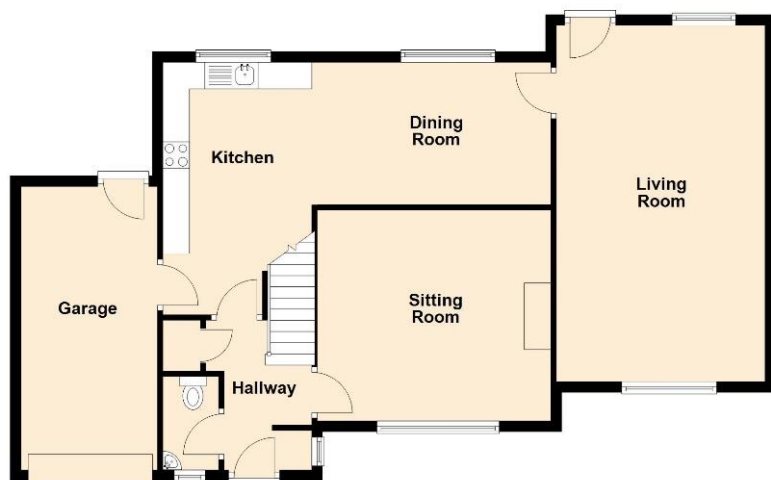
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Ground Floor
Approx. 92.9 sq. metres (999.6 sq. feet)



First Floor
Approx. 73.3 sq. metres (789.4 sq. feet)



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 116 sq. metres (1,789 sq. feet)

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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