



WOOLLIAMS

Property Services

Guide price £240,000
Parkes Road, Torrington, EX38 7NW



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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The home benefits from gas central heating and UPVC double glazing throughout. The accommodation briefly comprises a welcoming entrance hall, a light and spacious lounge, and a fitted kitchen with a range of units. Upstairs offers three well-proportioned bedrooms and a modern shower room. Externally, the property boasts off-road parking for two vehicles, an attached garage, and a well-maintained rear garden that enjoys a sunny westerly aspect – perfect for outdoor entertaining or relaxing in the afternoon sun.

Located in a pleasant position with attractive countryside glimpses from the front, this modern brick-built semi-detached house is offered to the market for the first time in many years. Ideal for first-time buyers or a young family, the property offers well-balanced accommodation, off-road parking, and a sunny west-facing garden – all within easy reach of Torrington town centre.

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Conveniently located less than a mile from Torrington town centre, the property also offers excellent access to the shopping, schooling, and leisure amenities in both Bideford and Barnstaple. The wider area is renowned for its stunning countryside and dramatic North Devon coastline, making this a superb lifestyle location.

Early viewing is highly recommended.

Entrance Hall

UPVC double-glazed door off, staircase to 1st floor, under stairs recess, double radiator.

Lounge 4.46m x 3.91m (14' 8" x 12' 10")

UPVC double-glazed patio doors to garden, serving hatch to kitchen, double radiator.

Kitchen 3.83m x 2.58m (12' 7" x 8' 6")

An extensive range of units comprising of a single drainer sink unit with mixer tap, drawers and cupboards below. Working surface with drawers and cupboards below, working surface with space below and plumbing for washing machine. Further working surface with drawers and cupboards below. Range of wall units, wall mounted gas fire combination boiler feeding domestic water and central heating system, parts tiled walls, ceramic tile floor, UPVC double glazed door to outside.

First Floor Landing

Fitted carpet extended to stairs, linen cupboard with radiator.

Bedroom 1 4.46m x 2.57m (14' 8" x 8' 5")

Double radiator, fitted carpet.

Bedroom 2 2.89m x 2.46m (9' 6" x 8' 1")

This room has country glimpses, radiator, fitted carpet.

Bedroom 3 2.07m x 1.97m (6' 9" x 6' 6")

This room has country glimpses, radiator, fitted carpet.

Shower Room 2.45m x 1.62m (8' x 5' 4")

Shower cubicle with curved glass shower doors, pedestal wash handbasin, low level WC, radiator, vinyl floor covering.

Attached Garage *6.82m x 2.45m (22' 5" x 8')*

Metal over door, personal door off, light and power connected.

Outside

A concrete driveway provides a hard standard for two cars and leads to the attached garage. There is a paved and planted front garden area. The rear has a sunny enclosed West facing garden, with a concrete sitting area, lawn and gate providing rear pedestrian access.

Services

Mains water, electricity, gas and drainage connected.

Council Tax

Banded B - Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Rating D

Viewings

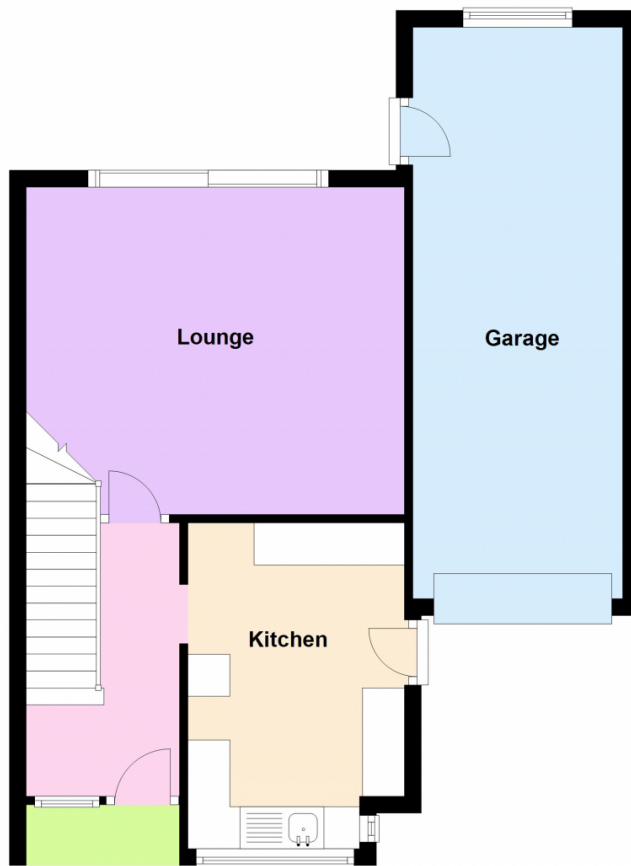
By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Directions

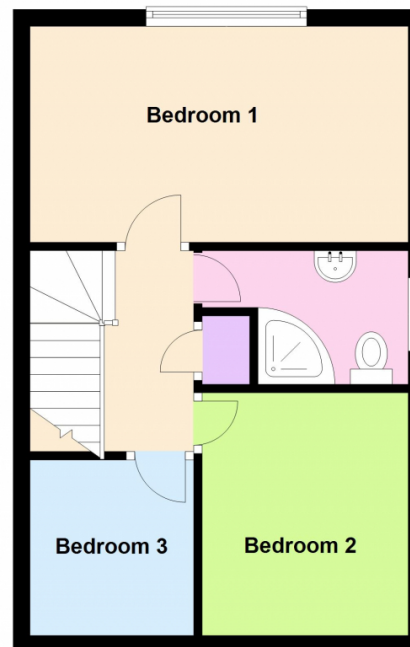
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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