



BRIGHTS
ESTATE AGENTS



36 MILL STREET, TORRINGTON. EX38 8AN - GUIDE £90,000

End of terrace three bedroom property in need of full modernisation and refurbishment. Comes with a large overgrown garden accessed via a shared rear access. The property is positioned in this quaint and popular location not far from the Torrington centre.



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Mill Street is conveniently situated, offering a fairly central location in the popular rural town of Torrington which offers a good range of amenities, including a selection of shops, medical facilities, schooling etc. Approximately 7 miles distant is the larger town of Bideford and with the regional centre of Barnstaple being some 12 miles away.

SERVICES: Mains water, electric and gas.

COUNCIL TAX BAND: B

TENURE: Freehold

DIRECTIONS TO FIND: Coming from Bideford as you arrive in Torrington, take the turning opposite the Commons right on to the B3227 signposted Langtree/Holsworthy. Proceed down the hill, just after the Torridge Inn, take the left hand turning into Mill Street. Continue up Mill Street where No 36 will be found set up on the left hand side.

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

ENTRANCE HALL

LIVING ROOM: 3.56m x 3.55m original cast-iron fireplace with tiled hearth and surround.

DINING ROOM: 3.35m x 2.82m Built-in cupboards.

KITCHEN: 3.00m x 1.79m Sink and cooker fitted.

STAIRS AND FIRST FLOOR LANDING

BEDROOM ONE: 3.26m x 3.12m

BEDROOM TWO: 3.89m x 2.51m

BEDROOM THREE: 2.89m x 2.27m

OUTSIDE: The property is elevated being accessed via a stepped approach with a cellar storage area underneath. The **REAR GARDEN** initially has a small courtyard and a block outbuilding with a high level WC. A shared pathway leading behind the other properties in the terrace leads you to a very large and overgrown garden area to be sold as seen. For reference we have provided a plan online to show the extent of the plot.



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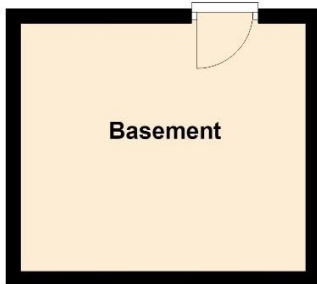
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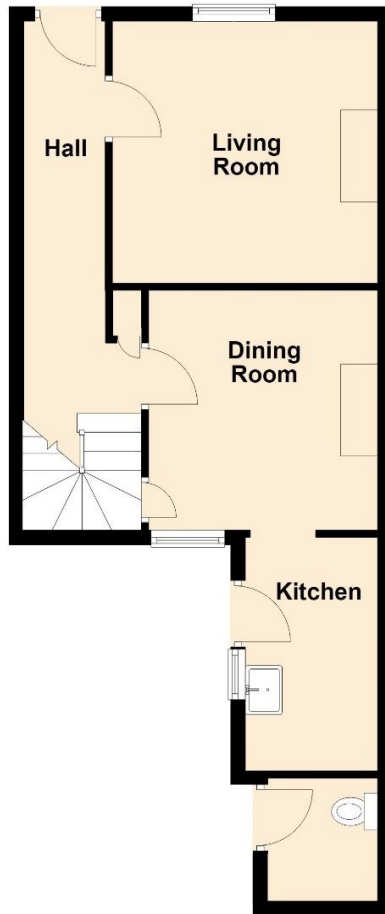
Basement

Approx. 13.0 sq. metres (140.2 sq. feet)



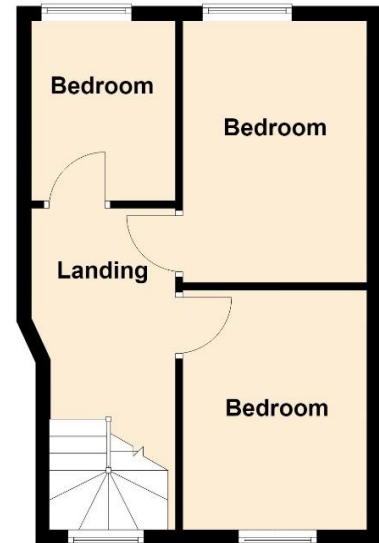
Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 82.8 sq. metres (891 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.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		46 E
21-38	F		
1-20	G	5 G	



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