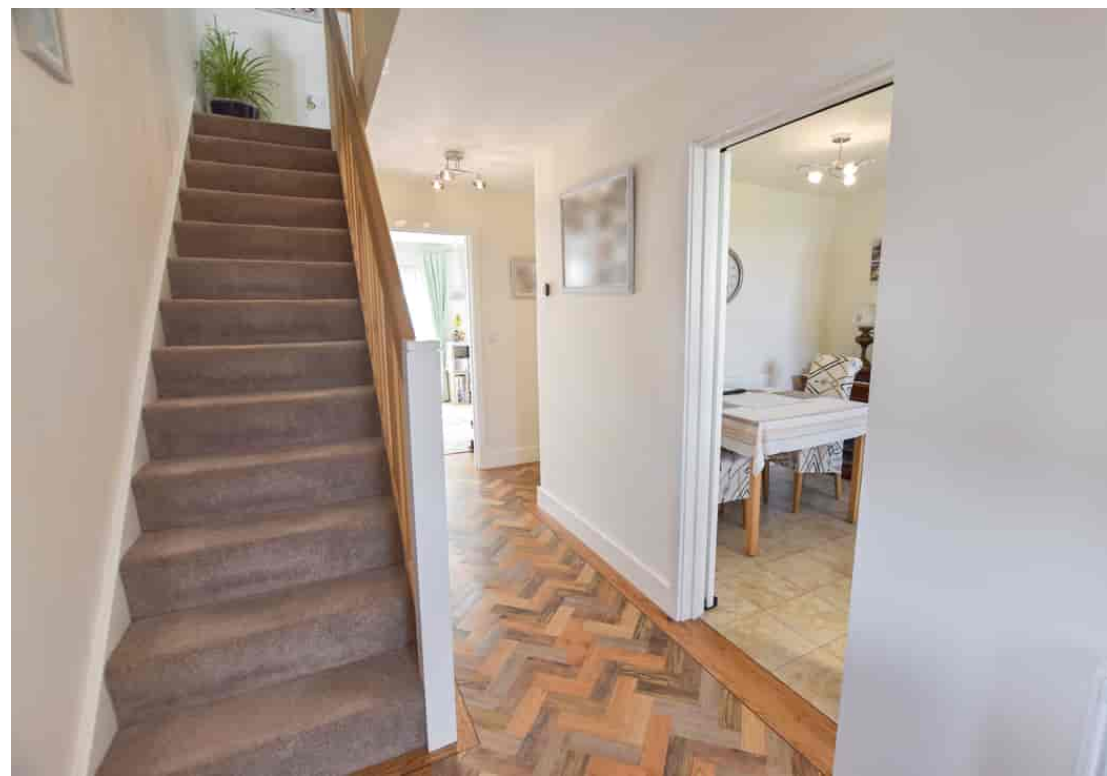




42 Waterloo Gardens, Torrington, Devon, EX38 7ED





42 Waterloo Gardens, Torrington, Devon, EX38 7ED

£300,000

Built in 2017 by the reputable Pearce Construction builders and benefitting from the remaining NHBC warranty, this stunning 3 bedroom link detached house nestles at the end of a quiet cul de sac, enjoying an enviable tucked away position with a pleasant outlook, all within easy distance of Torrington town centre with it's range of amenities. Although the house is only 7 years old, a number of improvements have been made over that time including the laying of high quality solid oak parquet flooring, the addition of a sun awning to shade the patio area in the sunny south facing garden, and the construction of a most attractive and decorative wall at the end of the garden with steps and inset flower beds.

Approached over it's own driveway, the front door opens onto a light filled hallway with parquet flooring and doors leading off to the well fitted kitchen/dining room with an extensive range of eye and base level units, inset high quality Bosch electric hob, oven and extractor over, space for appliances and plumbing for a dishwasher. or washing machine The sitting room overlooks the sunny south facing rear garden and patio doors fill the room with light. Also on the ground floor is a WC and a storage cupboard with light and fitted shelving. On the first floor, the Master Bedroom boasts an attractive en suite shower room, a built in storage cupboard and a range of fitted wardrobes with sliding doors. The 2 other bedrooms both overlook the attractive rear garden, whilst the family bathroom is fitted with a high quality white suite with upgraded tiles.

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3 Bedroom Link Detached House
Quiet Cul De Sac Location
Driveway With Extra Length Garage
Solid Oak Parquet Floor
Well Fitted Kitchen/Dining Room
Lounge Overlooking Rear Garden
Master Bedroom With En-Suite Shower And Built-In Storage
Two Further Bedrooms
Family Bathroom With White Suite
Sunny Rear Garden



Entrance Hallway

Kitchen/Dining Room

13' 9" x 10' 2" (4.19m x 3.10m)

Sitting Room

15' 9" x 11' 3" (4.80m x 3.43m)

Downstairs WC

5' 10" x 3' 5" (1.78m x 1.04m)

Stairs To First Floor Landing

Bedroom One

12' 8" x 12' 3" (3.86m x 3.73m)

En-Suite Shower Room

6' 2" x 5' 10" (1.88m x 1.78m)

Bedroom Two

8' 10" x 8' 6" (2.69m x 2.59m)

Bedroom Three

8' 6" x 6' 7" (2.59m x 2.01m)

Family Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

Outside

Outside the front of the property is an attractive lawned front garden with driveway providing off road parking and giving access to the extra length garage. The rear garden enjoys a sunny southerly aspect and offers a charming patio seating area with awning, a lawned area with raised beds and a most attractive feature wall with inset flower beds. A useful timber shed provides additional storage whilst a pedestrian door gives access from the garden to the garage with rafters storage, in which will be found the Worcester combination boiler and space and plumbing for a washing machine.

Garage

20' 0" x 9' 10" (6.10m x 3.00m)

SERVICES

Services: We understand all mains services are available.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: B.

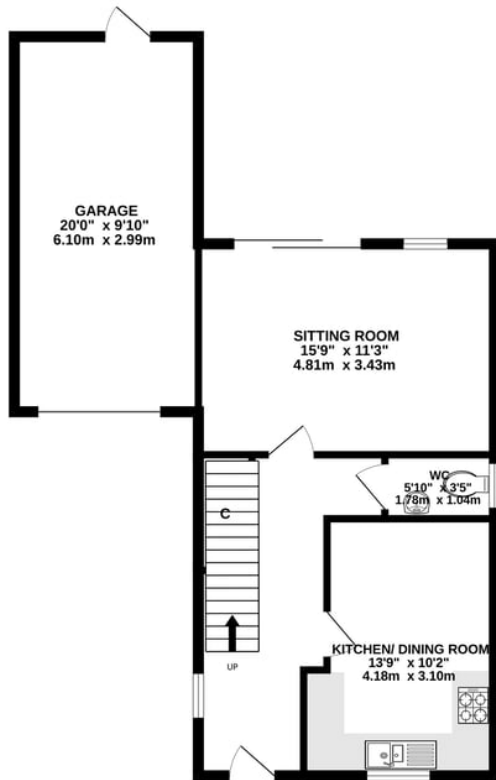
DIRECTIONS

Approaching Torrington from Barnstaple via the Newton Tracy road, continue along Calvesford Road until reaching Greenbank on the left and turn in here. Continue along taking the 2nd right turn into Waterloo Gardens and the property will be found at the end of the cul-de-sac.

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GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	82	
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



