



3 FAIRFAX WAY, TORRINGTON, EX38 7DA

£367,500

A 4 bedroom link-detached house situated in a popular location within walking distance of local schools and the town centre. This comfortable family home includes a lounge with bay window, modern kitchen/dining room & utility together with enclosed rear garden, garage & parking.

This good sized family home is conveniently located within walking distance of the local schools and the town centre together with access to the nearby Torrington Commons, providing 360 acres of common land ideal for walkers, dog owners and nature enthusiasts.

Nestled in a cul-de-sac position, No3 offers comfortable accommodation, comprising of a spacious dual aspect lounge with bay window overlooking the front of the property whilst to the rear, the kitchen/dining room connects to the garden via patio doors whilst offering a range of modern cupboards & drawers together with integral appliances of electric oven, hob & dishwasher. In addition, a handy utility room and separate cloakroom WC, completes the ground floor.

Arranged over the first floor are each of the 4 bedrooms, bedroom one with en-suite & built-in wardrobes whilst the family bathroom includes a white suite with shower over the bath & side screen.

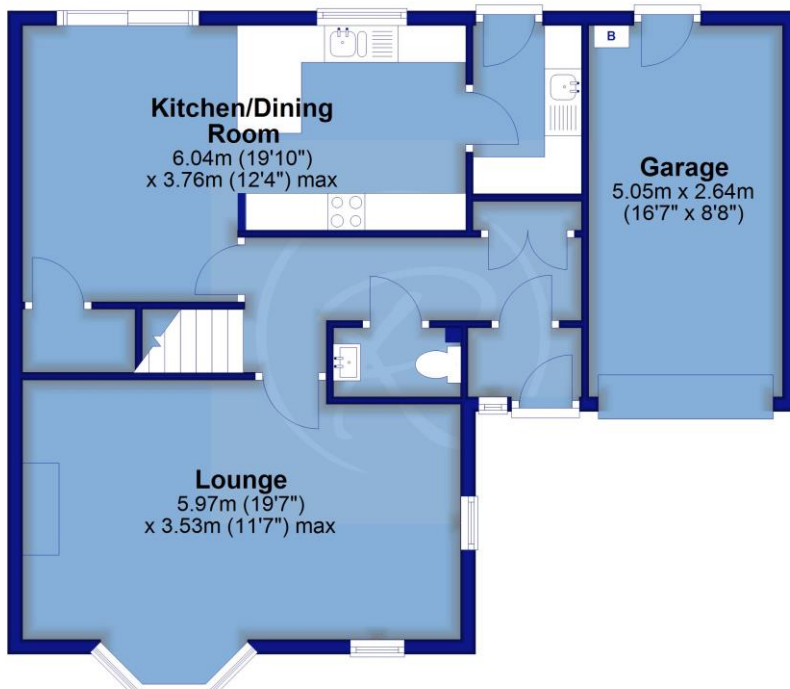
Externally, the rear garden enjoys a west facing aspect and is landscaped to include a patio area with pergola together with a lawn bordered by established trees & shrubs whilst to the front of the property, is parking for 2 -3 vehicles in addition to the garage.

Services: All mains services are connected
Energy Performance Certificate: C (73)
Council Tax: BAND D (£2,414.12 per annum)



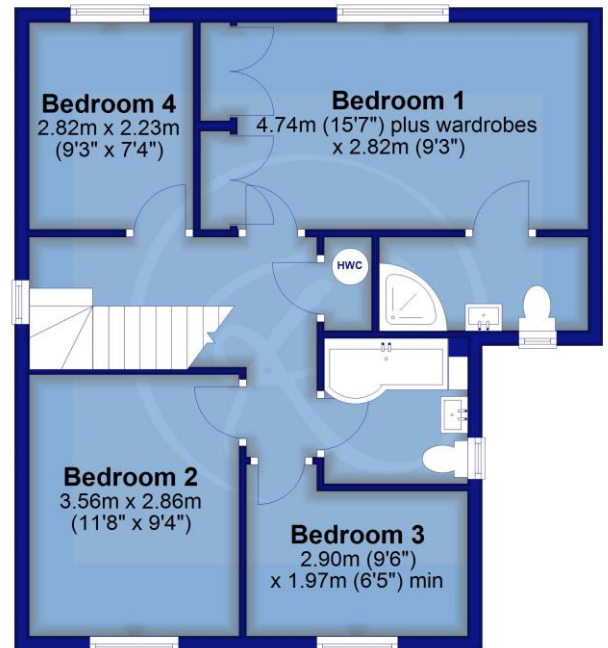
Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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