



Bond
Oxborough
Phillips

Changing Lifestyles

27 Elm Grove
Bideford
Devon
EX39 3JE

Asking Price: £180,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

27 Elm Grove, Bideford, Devon, EX39 3JE

A SPACIOUS PERIOD PROPERTY WITH A SOUTH-FACING GARDEN



- 2 Bedrooms & 2 versatile Loft Rooms
- Bright & welcoming Living Room with bay window
- Dining Room located at the heart of the property
 - Generously sized Kitchen
 - Spacious 4-piece Bathroom
- Sunny, south-facing enclosed rear garden
- Elevated position with town & countryside views
 - Short walk to Bideford Town Centre
 - On-road parking nearby
 - No onward chain



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Situated on the charming terrace of Elm Grove, just a short stroll from Bideford Town Centre, this is a fantastic opportunity to acquire a particularly spacious 2 Bedroom mid-terrace period home with the added benefit of 2 versatile Loft Rooms. Highly sought-after by both local buyers and those relocating to the area, the property is available at a competitive price and is expected to generate strong interest. The property is elevated from street level, providing a good degree of privacy, and is approached via a low-maintenance stone-chipped front garden. On-road parking is available along Elm Grove and the surrounding streets.

Stepping inside, the Entrance Hall immediately impresses with its beautiful original ornate tiled flooring, a wonderful period feature that sets the tone for the rest of the home. To the front is a bright and welcoming Living Room with a bay window allowing plenty of natural light to flood in complemented by an attractive stone feature fireplace that creates a real focal point. The Dining Room sits at the heart of the property and offers excellent flexibility. Whilst ideal as a formal dining space, it would equally make a cosy second reception room, snug or home office depending on your needs. To the rear is a generously sized Kitchen fitted with a range of eye and base level units with matching drawers. There is space for a gas cooker, washing machine and fridge, while a door and window provide direct access to the rear garden.

Outside, the sunny, south-facing garden is fully enclosed by attractive stone walls and is mainly laid to lawn complemented by mature shrubs, established planting, an ornamental tree and a useful storage shed. The elevated position creates a pleasant and private outdoor space to enjoy throughout the day.

The first floor offers 2 well-proportioned Bedrooms. The spacious principal bedroom enjoys 2 windows to the front, taking in views across the town towards the rolling countryside beyond. The second bedroom overlooks the rear garden and benefits from built-in wardrobes. Completing the first floor is a generous 4-piece Bathroom fitted with a bath, separate walk-in double shower cubicle, WC, pedestal wash hand basin and a useful cupboard housing the gas fired boiler. A staircase rises to the second floor where 2 valuable Loft Rooms provide excellent additional accommodation. The larger of the rooms enjoys far-reaching views across the town towards the estuary. These rooms are ideal for hobbies, home working, occasional guest accommodation or simply valuable storage.

Offering generous accommodation, plenty of character and a desirable location close to the town centre, this charming home represents an excellent opportunity for first time buyers, young families or those looking for additional space at an affordable price. Early viewing is strongly recommended, as properties of this type and value rarely remain available for long.

Council Tax Band

A - Torridge District Council

Agents Note

The property is marketed as offering 4 potential Bedroom spaces; however, prospective purchasers should be aware that 2 of these rooms are situated within the converted loft and are accessed via a fixed staircase. We have not been provided with evidence confirming that the loft conversion has the necessary Building Regulations approval for use as formal bedroom accommodation. Accordingly, these rooms are described as loft rooms and should not be regarded as compliant bedrooms for regulatory purposes. Prospective purchasers and their legal advisers should satisfy themselves as to the status and suitability of these rooms prior to purchase.



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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Directions

From our Office on Bridgeland Street, continue up the road and bear right onto North Road. At the very end of the road, upon reaching the junction, turn left onto Pitt Lane. Take the next right hand turning into Elm Grove to where number 27 will be found on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.