



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

23 Victoria Grove  
Bideford  
Devon  
EX39 2DN

**Offers In the Region Of: £215,000**  
**Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



23 Victoria Grove, Bideford, Devon, EX39 2DN

A BEAUTIFULLY RENOVATED HOUSE OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms

- Spacious, open-plan Living / Dining Room with character features
- Modern fitted Kitchen & ground floor Bathroom
  - Recently renovated to a high standard
- Enclosed, low-maintenance rear garden with shed & outside tap
- UPVC double glazing & gas fired combination boiler
- On-street permit parking available nearby



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23 Victoria Grove, Bideford, Devon, EX39 2DN

## Changing Lifestyles

This beautifully renovated 2 Bedroom terraced home is presented to a high standard throughout and offered for sale with the distinct advantage of having no onward chain.

Located on the popular Victoria Grove, a charming terrace row positioned towards the top of Bideford town, the property enjoys convenient access to the town centre while also benefiting from on-street permit parking to the front and additional permit parking options nearby. The approach is via a wrought iron gate into a small front garden, providing a practical area for recycling bin storage, with a UPVC entrance door opening into a useful Entrance Porch with fitted shoe shelving and coat hooks.

A glazed wooden door leads into the spacious, open-plan Living / Dining Room, a wonderfully light and welcoming space enhanced by a UPVC double glazed bay window to the front and further borrowed light from the Kitchen / Dining Room beyond. The room offers ample space for both comfortable seating and dining arrangements, with wood effect laminate flooring and attractive character features including a fireplace with slate hearth, brick inset and carved wooden mantel, together with an additional feature fireplace to the rear of the room.

To the back of the house is a lovely, L-shaped Kitchen / Dining Room, again offering excellent space for a table and chairs. The newly fitted kitchen comprises a range of white base level cabinets and matching drawers complemented by attractive woodblock work surfaces which add warmth and character. Integrated and included appliances comprise a built-in oven, hob with extractor over, fridge / freezer and washing machine.

The ground floor Bathroom is accessed from the kitchen area and comprises a bath with central taps and shower over, a WC, pedestal wash hand basin and a cupboard housing the gas fired combination boiler.

French doors open from the dining area directly onto the fully enclosed rear garden. Paved for ease of maintenance, this is a private and pleasant outdoor space in which to sit out and relax, with an outside tap and storage shed included.

To the first floor are 2 particularly spacious double Bedrooms, both enjoying large windows which allow plenty of natural light. Bedroom 2 also benefits from far-reaching views across the town towards the countryside beyond.

This is a spacious, well-presented home that would suit couples, small families or buyers seeking that little bit of extra room. With its recent renovation, generous accommodation and no onward chain, an early viewing is highly recommended to avoid missing out.

### Council Tax Band

A - Torridge District Council



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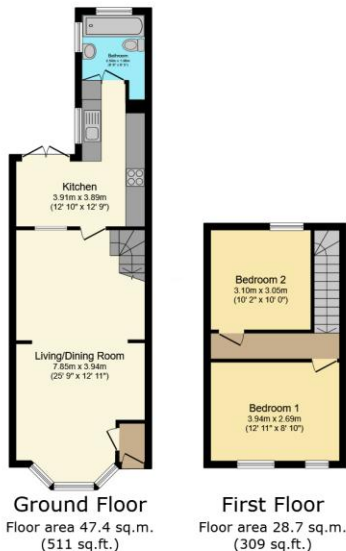
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## Have a property to sell or let?

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.



Total floor area: 76.1 sq.m. (819 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Directions

From Bideford Quay travel to the top of the High Street and turn left. Travel through Old Town to the junction and turn left onto Meddon Street. Approximately half way down the road, turn left into Victoria Grove. Number 23 will be found on your right 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.

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