



Bond
Oxborough
Phillips

Changing Lifestyles

60 Lime Grove
Bideford
Devon
EX39 3JN

Asking Price: £195,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

60 Lime Grove, Bideford, Devon, EX39 3JN

A CHARACTER FILLED MID-TERRACE EDWARDIAN HOUSE

- 3 Bedrooms
- 2 Reception Rooms & Kitchen
- Gas central heating throughout
- Original mosaic tiled flooring, ceiling cornice & bay window
- Charming front garden with wrought iron railings
- Large tiered rear garden with lawn, fruit tree & allotment area
- Rear access via Westcombe Lane with potential for parking / garage (STP)
 - Workshop & external WC
 - No onward chain
- Prime location close to Bideford Town Centre



Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



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Located in the highly sought after Lime Grove area of Bideford, this attractive Edwardian mid-terraced house offers period charm, generous living space, and a large, tiered rear garden with huge potential. The garden includes a courtyard, formal lawn with fruit tree, and a substantial allotment-style area with rear access via Westcombe Lane - ideal for keen gardeners or those looking to create off-road parking or a garage (subject to planning permission). The house also benefits from a distinctive Marland brick frontage and a pretty front garden with wrought iron railings, flowering shrubs and colourful borders. All within easy walking distance of Bideford Town Centre, schools, shops and amenities.

Inside, original features abound, including original minton tiled flooring in the Entrance Vestibule and Hallway. The layout offers a bay fronted Sitting Room with fireplace and ceiling cornice, a separate Dining Room with gas fire and French doors to the Utility Room, and a fitted Kitchen with excellent storage.

Upstairs are 3 well-proportioned Bedrooms and a family Bathroom. The property also benefits from gas fired central heating throughout.

Requiring general modernisation, this home presents a superb opportunity to add value and personalise a character property in a prime location.

Ideal for families, investors or anyone seeking a spacious home with a large garden and scope for improvement.

Council Tax Band

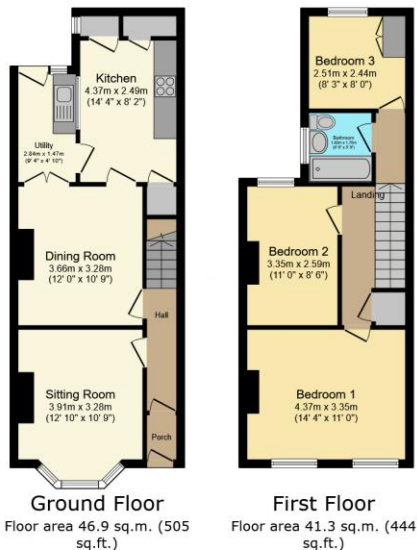
B - Torridge District Council



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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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Directions

From Bridgeland Street continue onto North Road. At the junction, continue straight onto Lime Grove to where the property will be found on your right hand side with a numberplate clearly displayed.

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.

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