



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

35 Lime Grove  
Bideford  
Devon  
EX39 3JL

**Asking Price: £230,000 Freehold**



Changing Lifestyles

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



35 Lime Grove, Bideford, Devon, EX39 3JL

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- A SPACIOUS HOME OFFERING SCOPE FOR PERSONALISATION
  - 2-3 Bedrooms
  - Bay fronted Living Room
- Second Reception Room with feature fireplace
- Modern fitted Kitchen & adjacent Utility Room
  - 4-piece Family Bathroom including bath & separate shower enclosure
  - Enclosed rear courtyard garden with rear access & shed with power
- Located on a popular residential street close to Bideford Town Centre
  - Easy walk to shops, parks & a wide range of



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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## Changing Lifestyles

Situated on a popular residential street within easy walking distance of Bideford Town Centre, this particularly spacious 2-3 Bedroom home offers a fantastic opportunity for those seeking generous living accommodation with great access to local shops, parks and amenities.

Arranged over 3 floors, the property has been recently refurbished to a good standard, yet still offers scope for personalisation and decorative finishing touches.

The Ground Floor features a welcoming Living Room with a bay fronted UPVC double glazed window overlooking the low-maintenance front garden, a fitted carpet and an attractive pebble-effect electric fire. A second Reception Room with a feature fireplace and rear aspect window adds further versatility to the living space. The modern Kitchen is well-equipped with a built-in gas hob, electric oven, dishwasher, under-counter fridge and opens to a useful Utility Room with a wall mounted gas fired combination boiler, plumbing for a washing machine and access to the rear garden. Upstairs, the large Principal Bedroom enjoys 2 front facing windows and an open wardrobe area, while the second Bedroom overlooks the rear garden. The Bathroom is fitted with a 4-piece suite including a bath and separate shower enclosure. A spacious Loft Room on the Top Floor presents exciting potential for a variety of uses.

Outside, the rear courtyard style garden is fully enclosed and paved. It has a large shed that benefits from power, alongside handy rear access.

This vacant property is available for sale with no onward chain and represents an excellent opportunity for first time buyers or growing families to secure a well-positioned home with room to make their own. Early viewing is advised.

### Council Tax Band

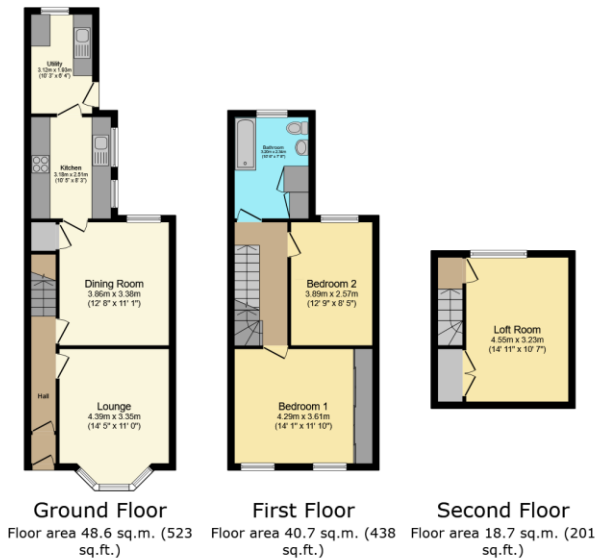
B - Torridge District Council



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Total floor area: 108.0 sq.m. (1,162 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)



## 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	59 D	
39-54	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 left 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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