



Bond
Oxborough
Phillips

Changing Lifestyles

7 Elm Grove
Bideford
Devon
EX39 3JE

Asking Price: £225,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

7 Elm Grove, Bideford, Devon, EX39 3JE

AN ELEVATED PERIOD HOME WITH CHARACTER FEATURES & MODERN COMFORTS



- 3 Bedrooms

- Light-filled Living Room with open fireplace
- Dining Room with generous built-in storage
- Cottage-style Kitchen overlooking the rear garden
 - Bathroom & Shower Room
- Versatile Loft space with 2 Velux windows & a dedicated desk area - perfect for home working or creative hobbies
- Fully enclosed, south-facing garden with rear pedestrian access
 - No onward chain



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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Enjoying an elevated position on a pretty terrace of period homes just a short walk from Bideford Town Centre, the park and the historic quay, this spacious and well-presented house combines character features with modern practicality.

The charming frontage includes a garden with two low-maintenance planting beds with timber borders, while steps lead up the side of this to the Entrance Porch and original tiled Hallway. The light-filled Living Room enjoys a bay window and an open fireplace with bespoke shelving to the sides, and this flows neatly into a Dining Room with generous built-in storage, making it ideal for entertaining or as a flexible second reception room. The cottage-style Kitchen overlooks the rear garden and includes a dining space, plenty of cabinetry, integrated appliances and a utility cupboard, with a useful side room leading out to the garden.

Upstairs, the split-level Landing leads to three good sized Bedrooms, a Bathroom and a Shower Room, including a spacious Main Bedroom with river views, built-in storage and its own adjoining Bathroom with corner bath. Bedroom two features fitted units and cupboards, and Bedroom three has a pleasant garden outlook. A smart Shower Room completes this level.

A drop-down ladder accesses a large, versatile Loft space with two Velux windows and a dedicated desk area - perfect for home working or creative hobbies.

Outside, the fully enclosed, south-facing garden is an inviting retreat with a patio, lawn, flowering shrubs and trees, stone wall borders, a shed and rear pedestrian access. With on-street parking and no onward chain, this beautiful home offers a wonderful blend of location, charm and functionality.

Council Tax Band

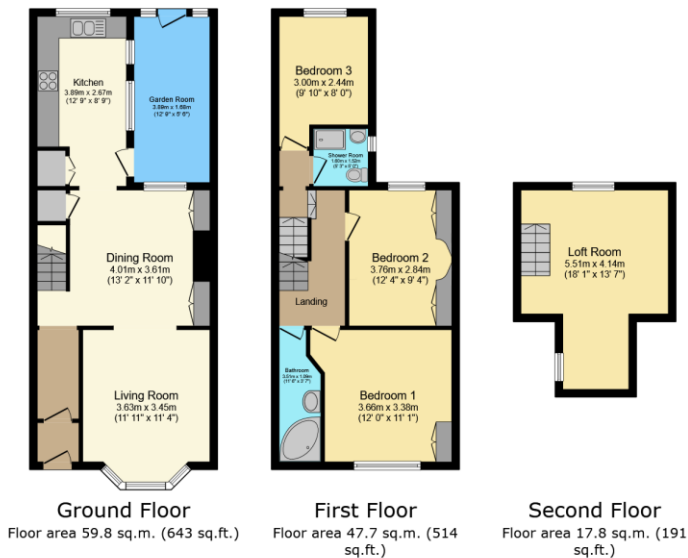
A - Torridge District Council



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Total floor area: 125.2 sq.m. (1,348 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	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 7 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.

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