



Bond
Oxborough
Phillips

Changing Lifestyles

3 Elm Grove
Bideford
Devon
EX39 3JE

Asking Price: £228,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

3 Elm Grove, Bideford, Devon, EX39 3JE

A DECEPTIVELY SPACIOUS PERIOD PROPERTY

- 3 Bedrooms
- Bright & characterful Lounge with large bay window & feature fireplace
- Separate Dining Room flowing through to the rear Kitchen
- Smart Shower Room
- Partially converted loft - a fantastic opportunity for further development
- Located just a short walk from Bideford's town centre
- Enjoying open views across the town towards the River Torridge
- Generous, south-facing rear garden with summerhouse & rear pedestrian access



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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Situated in a well-established residential street just a short walk from Bideford's town centre, 3 Elm Grove is a deceptively spacious 3 Bedroom period property offering a blend of traditional charm and modern convenience. Set slightly elevated from the road, the house enjoys open views across the town towards the River Torridge and benefits from a generous, south-facing rear garden, complete with a summerhouse and rear pedestrian access.

The layout is arranged over 2 main floors with scope for further development above. A traditional Entrance Porch with original tiled flooring leads into a welcoming Hallway. At the front of the property is a bright and characterful Lounge with a large bay window and feature fireplace. The separate Dining Room provides a generous entertaining space and flows through to the rear Kitchen, which is fitted with a well-appointed range of modern units and built-in appliances. A door from the kitchen opens directly onto the garden, making this an ideal layout for indoor-outdoor living.

Upstairs are 3 Bedrooms, including 2 spacious doubles and a single bedroom currently used as a home office. The front bedroom enjoys far-reaching views over the rooftops towards the estuary, while both doubles retain period features and high ceilings. A smart Shower Room, fitted a few years ago, completes the first floor accommodation with a white suite and corner cubicle.

A particular asset to this home is the partially converted loft, already providing a usable space with excellent head height and scope for windows to capture sweeping views north across the estuary towards Instow. This area offers a fantastic opportunity for further development, whether as an additional bedroom, studio or second reception room (subject to any necessary consents).

Outside, the sunny, south-facing rear garden features a lawn, patio areas and a large summerhouse with electric and water connected.

With its sought after location, character features and potential for extension, this is a wonderful opportunity to create a truly standout home in the heart of Bideford.

Council Tax Band

A - Torridge District Council



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Total floor area: 101.2 sq.m. (1,089 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	69 C	78 C
55-68	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 3 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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