



Bond
Oxborough
Phillips

Changing Lifestyles

3 Grenville Terrace
Bideford
Devon
EX39 4BE

Asking Price: £195,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

3 Grenville Terrace, Bideford, Devon, EX39 4BE

A CHARMING TERRACED HOME ENJOYING LOVELY RIVER & TOWN VIEWS



- 2 Bedrooms
- Sitting Room & Dining Room with attractive fireplaces
- Compact but well-fitted Kitchen with doors opening to enclosed rear courtyard
- First Floor Bathroom with bath & separate shower enclosure
- Small front garden & enclosed rear courtyard
- Gas central heating & UPVC double glazing
- On-street parking conveniently located nearby
- A delightful home in a sought after area, this property will, no doubt, generate strong interest



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Set in East-the-Water, this charming 2 Bedroom terraced home enjoys an elevated position with lovely views across the river to Bideford and the surrounding hillsides. Having been improved by the current owners, it now offers characterful yet practical accommodation ideally suited to first time buyers, downsizers or investors alike.

The ground floor provides 2 Reception Rooms, each featuring attractive fireplaces that add warmth and charm. The Sitting Room lies to the front of the property, while the Dining Room to the rear connects through to a compact but well-fitted Kitchen. From here, doors open to the enclosed rear courtyard, which is currently being enhanced with the addition of a utility area and a rear access gate for easy maintenance of the boundary wall.

On the first floor, there are 2 good size double Bedrooms, one to the front and one to the rear. Both enjoy pleasant outlooks, with the front bedroom in particular benefiting from a fine view over the town and wooded backdrop beyond. These are served by a Bathroom that features both a bath and separate shower enclosure, providing versatility for day-to-day use.

Externally, a small front garden adds to the home's kerb appeal while the enclosed rear courtyard provides a low-maintenance space for outdoor seating and storage. On-street parking can be found conveniently nearby.

With gas central heating and uPVC double glazing, the property is ready to move into and enjoy. Offered to the market as a delightful home in a sought after area, this property will, no doubt, generate strong interest.

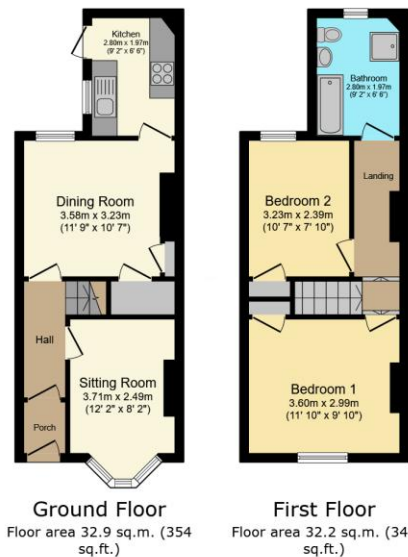
Council Tax Band

A - Torridge District Council



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Total floor area: 65.1 sq.m. (701 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		90 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout continue straight on passing the Royal Hotel on your left hand side. Follow the road as it bears right and then left and continue up the hill. Grenville Terrace is the first terrace of properties situated on your left hand side. Number 3 is the third in the terrace from the right.

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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