



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

52 Grenville Estate  
Clovelly Road  
Bideford  
Devon  
EX39 3EP

**Asking Price: £190,000 Freehold**



Changing Lifestyles

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

52 Grenville Estate, Clovelly Road, Bideford, Devon, EX39 3EP



## A SPACIOUS DORMER BUNGALOW REQUIRING MODERNISATION

- 2 Bedrooms
- Generous Lounge
- Kitchen & useful Utility Room
- First floor Bathroom & ground floor Shower Room
- Well-proportioned accommodation with excellent potential for buyers looking to create a home to their own taste
- Mature, lawned front garden & rear patio area
- On-street parking at the rear of the property
- UPVC double glazing & gas fired central heating



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## Changing Lifestyles

**A fantastic opportunity to acquire this spacious 2 Bedroom terraced dormer bungalow, conveniently situated just off Clovelly Road in Bideford and enjoying pleasant views through Pynes Lane towards the countryside.**

**Whilst the property would benefit from a programme of modernisation and improvement, it offers well-proportioned accommodation with excellent potential for buyers looking to create a home to their own taste.**

**The ground floor comprises a generous Lounge, providing a bright and comfortable living space. The Kitchen is positioned to the other side and offers ample cupboard and worktop space, with access through to a useful Utility Room. A ground floor Shower Room adds further practicality and flexibility.**

**To the First Floor are 2 good sized double Bedrooms, both offering comfortable accommodation, along with a Bathroom. The layout lends itself well to a variety of uses, whether for owner occupation or investment purposes.**

**Externally, the property benefits from a mature, lawned front garden with established planting and fruit trees, creating an attractive approach. To the rear is a patio area providing a low-maintenance outdoor space, along with access to on-street parking at the rear of the property.**

**Further features include UPVC double glazing throughout, gas fired central heating and all mains services connected.**

**This is an ideal opportunity for those seeking a property with scope to improve and add value, in a convenient and established residential location.**

### **Council Tax Band**

A - Torridge District Council

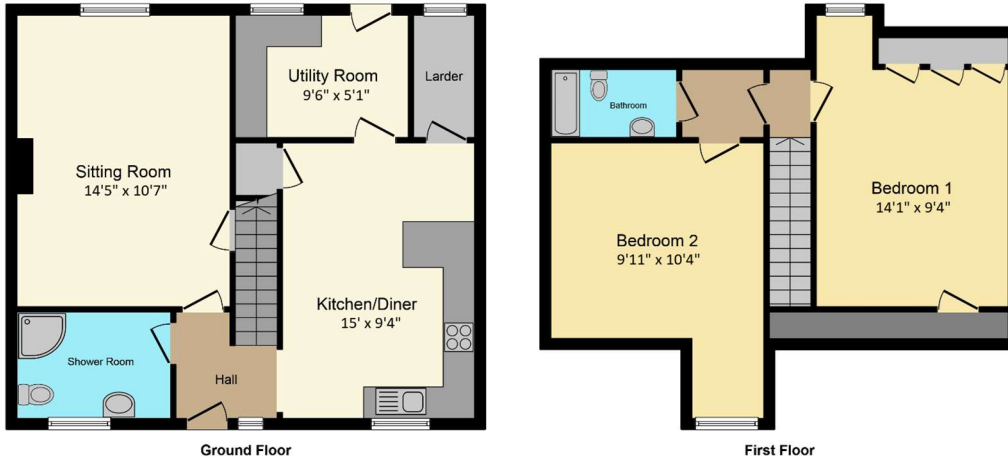
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## Have a property to sell or let?

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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Directions

From Bideford Quay proceed in the direction of Torrington before turning right onto High Street. Continue to the top of High Street and at the top, turn left and proceed through Old Town. At the junction, continue straight across onto Clovelly Road. Proceed uphill and follow the road as it bears right and then left. Grenville Estate will be found on your right hand side just prior to Blights Motors.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.