



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

101 Lime Grove  
Bideford  
Devon  
EX39 3JW

**Asking Price: £250,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

101 Lime Grove, Bideford, Devon, EX39 3JW

## A SPACIOUS PERIOD TERRACED HOME CLOSE TO BIDEFORD TOWN CENTRE



- 3 well-proportioned Bedrooms
- Front Reception Room, currently utilised as a bedroom, with bay window
  - Second Reception Room - ideal as a sitting room, snug or playroom
- Generous Kitchen with adjoining dining / living space
- Utility Room, ground floor Cloakroom & first floor Bathroom
- Large, south-facing rear garden with further land beyond offering potential to create off-road parking



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## Changing Lifestyles

Situated within an attractive row of period terraced homes just a short walk from Bideford Town Centre, this particularly spacious terraced property offers an excellent opportunity to acquire a home with generous and highly versatile accommodation, ideally suited to families or those in need of additional living space. With plentiful on-street parking available along the road and a welcoming approach, the property immediately impresses with its strong kerb appeal.

To the front, a large lawned garden rises gently towards the house, enhanced by an ornamental tree that provides both character and a pleasant outlook. Steps lead up to the entrance, setting the property back nicely from the road and adding to its sense of privacy.

Internally, the ground floor is a standout feature of the home, offering an abundance of living space. The first Reception Room, positioned at the front, is currently utilised as an additional bedroom and benefits from a bay window overlooking the front garden, creating a bright and inviting space. A second Reception Room of similar proportions sits centrally within the home, providing a cosy and flexible area - ideal as a further sitting room, snug or playroom.

To the rear, the property opens into a generous Kitchen which flows through to a highly useful dining and additional living space, effectively creating a third reception area. This layout works particularly well for modern family living, offering a sociable hub for both day-to-day life and entertaining. The Kitchen, itself, is well-equipped with a range of cupboards and drawers, an oven with extractor over, space for a dishwasher and provision for a fridge / freezer. A ground floor Cloakroom is conveniently positioned off this space, while a useful Utility Room runs along the side of the property providing a practical area for laundry appliances, keeping the main living areas free from noise and clutter.

On the first floor, the property continues to impress with 3 well-proportioned Bedrooms, the principal room to the front being especially spacious and benefiting from 2 windows that allow for excellent natural light. A Family Bathroom is centrally located between the remaining bedrooms and comprises a bath with shower over, WC and wash hand basin.

The rear garden is a true highlight, being both extensive in length and enjoying a desirable southerly aspect, ensuring it benefits from plenty of sunshine throughout the day. Fully enclosed and predominantly laid to lawn, it provides a fantastic space for children to play or for keen gardeners to make the most of. A timber storage shed is positioned towards the end of the garden, beyond which lies a further section of land offering exciting potential for future use, including the possibility of creating off-road parking, particularly with a planned development to the rear.

Overall, this is a fantastic home that offers far more space than might first be expected, both internally and externally. Its flexible layout, generous garden and convenient location close to the town centre make it a superb choice for families, hobbyists or anyone seeking a property with room to grow, and early viewing is highly recommended to fully appreciate all that it has to offer.

### Council Tax Band

B - Torridge District Council



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Total floor area: 116.5 sq.m. (1,254 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 inspector(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed along Bridgeland Street passing our Office on your right hand side. Follow the road as it bears right and continue onto North Road. At the junction, continue straight across into Lime Grove. Number 101 will be situated towards the far end of the road on your left hand side clearly displaying a numberplate.

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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