



Bond
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Changing Lifestyles

26 Lime Grove
Bideford
Devon
EX39 3JL

Guide Price: £275,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

26 Lime Grove, Bideford, Devon, EX39 3JL

A MAGNIFICENT PERIOD PROPERTY WITH A SELF-CONTAINED BASEMENT FLAT



- 3 double Bedrooms

- Self-contained 1 Bedroom basement flat, offering flexibility & potential for various living arrangements
- Sitting Room opening to a welcoming Dining Room
 - Galley style Kitchen
 - Private driveway parking
 - Sunny, low-maintenance rear garden
- Perfectly situated within walking distance of the town centre
- This home ticks all the boxes & an early viewing is recommended to fully appreciate the endless possibilities this highly versatile property offers



A magnificent bay-fronted period property, perfectly situated within walking distance of the town centre. This impressive home spans 4 floors and includes a self-contained 1 Bedroom basement flat, offering flexibility and potential for various living arrangements.

Upon entry, you're greeted with a sense of space and charm. The property features 3 double Bedrooms, providing ample accommodation for a growing family. The living areas are bright and airy, with a seamless flow between rooms. The Sitting Room opens into a welcoming Dining Room, ideal for entertaining guests or enjoying family meals together. The galley style Kitchen, located at the rear of the property, offers practicality and convenience.



Outside, the property boasts a private driveway at the front, providing off-road parking - a coveted feature in this desirable location. The rear garden is a sunny retreat, offering low-maintenance with its patios and artificial lawn, perfect for outdoor relaxation and gatherings.

This property is versatile, catering to various lifestyles. Whether you are a growing family in need of space, an investor seeking income potential from the basement flat, or looking for a property suitable for 2-family occupation, this home ticks all the boxes.

An early viewing is recommended to fully appreciate the endless possibilities this highly versatile property offers.

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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.



All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.



Internal Description

Reception Lobby

Panelled entrance door and arched glazed fan-light over. Built-in storage cupboards. Mosaic tiled flooring.

Reception Hall

Part glazed panelled entrance door off. Dogleg staircase to First Floor. Radiator, exposed and polished timber flooring. Door concealing staircase to Basement Flat.

Sitting Room - 15'3" (4.65m) into bay x 12'5" (3.78m)

Feature bay window. Fireplace with tiled hearth (currently not in use but with a flue fitted). Arched alcove to chimney recesses with lighting. TV point, radiator.

Dining Room - 12'4" x 11'6" (3.76m x 3.5m)

Window overlooking the rear garden. Large walk-in storage cupboard. Built-in storage cupboard and shelving to chimney recesses. Victorian style cast iron fireplace with marble surround. Radiator, exposed and polished timber flooring.

Kitchen - 12' x 7' (3.66m x 2.13m)

A galley-style room with large windows flooding the room with natural light. Comprising circular sink inset into black granite effect worktop surface, further black granite effect worktop surface with storage cupboards, drawers and appliance space below, matching wall storage cabinets over and matching black granite effect splashback. Built-

in 4-ring gas hob with stainless steel splashback and extractor canopy over. Built-in eye-level electric double oven. Plumbing for dishwasher.

First Floor Half Landing

Cloakroom

White suite comprising WC and wall-hung wash hand basin with tiled splashback. Gas fired central heating and domestic hot water. Radiator.

First Floor Landing

Staircase rising to Second Floor.

Bedroom 2 - 12'6" x 11'7" (3.8m x 3.53m)

Double glazed window enjoying views across Bideford towards the Torridge Bridge. Radiator.

Bedroom 3 - 11' x 12'10" (3.35m x 3.9m)

Window to front elevation. Radiator.

Bathroom - White suite comprising enamel panelled bath with electric shower over in tiled surround and pedestal wash hand basin with tiled splashback. Timber wall panelling to dado height. Radiator.

Second Floor

Bedroom 1 - 19'8" x 16'6" maximum (6m x 5.03m maximum)

A superb room with large double glazed bay window enjoying extensive views across the town and the Torridge Bridge. Hatch access to loft space. Built-in storage cupboards. Radiator.

Lower Ground Floor

Utility Room

Used by the main house. Comprising worktop surface with storage cupboards, drawers and appliance space below, matching wall storage cupboards and glass fronted display cabinets over. Larder cupboard. Plumbing for washing machine. Ample appliance space. Door to Rear Lobby.

Rear Lobby

Door to rear garden.

BASEMENT FLAT

The Basement Flat is accessed independently from the front of the property.

Lounge - 15'11" x 12' (4.85m x 3.66m)

Victorian style fireplace. Built-in storage cupboards.

Kitchenette

Worktop surface and storage cupboards. Appliance space. Electric cooker point. Window.

Bedroom - 17' x 11'10" (5.18m x 3.6m)

Bathroom

White suite comprising enamel panelled bath with shower over in tiled surround, pedestal wash hand basin with tiled splashback and WC. Wall mounted electric heater.

Outside

To the front of the property is off-road parking for 2 vehicles.

Steps descend down to the Basement Flat.

The rear garden is fully enclosed by natural stone walls, designed with ease of maintenance in mind incorporating a crazy paved patio leading onto an artificial lawn beyond which is a further patio. This area of the garden enjoys a sunny aspect.

Council Tax Band

Main House: B - Torrridge District Council

Basement Flat: A - Torrridge District Council



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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Directions

From Bridgeland Street continue onto North Road. At the junction, continue straight onto Lime Grove to where the property will be found on your left hand side with a For Sale notice and numberplate clearly displayed.

We are here to help you find and buy your new home...

5 Bridgeland Street
Bideford
Devon
EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

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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.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

