



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

47 Elm Grove  
Bideford  
Devon  
EX39 3JF

**Asking Price: £249,000 Freehold**



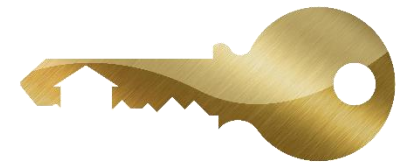
Changing Lifestyles

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[bideford@boproperty.com](mailto:bideford@boproperty.com)



47 Elm Grove, Bideford, Devon, EX39 3JF

## AN ENCHANTING TERRACED HOME



- 3 Bedrooms

- Spacious Lounge with multi-fuel stove
- Open-plan Kitchen & Dining Area
- Utility Room & Ground Floor Shower Room
- South-facing rear garden - perfect for alfresco dining, morning coffees or simply unwinding
- Located on a quiet no-through road within walking distance of Bideford Town Centre
- This home presents an ideal opportunity for anyone looking to embrace a balanced lifestyle
- Don't miss the chance to make this beautiful home your own



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Nestled in the heart of Bideford, this enchanting 3 Bedroom terraced home effortlessly combines classic charm with modern comforts. As you step through the front door, you're greeted by an inviting Entrance Hall. Radiating warmth and elegance, the Entrance Hall features a staircase ascending to the First Floor and doors thoughtfully positioned to provide access to all principal rooms.

The spacious Lounge, bathed in natural light from a generous bay window, offers a serene and welcoming atmosphere. At the heart of this cosy living space lies a multi-fuel stove, perfect for those chilly evenings when you can curl up with a good book or enjoy cherished moments with loved ones.

Your culinary adventures find an ideal setting in the open-plan Kitchen and Dining Area. The Kitchen exudes country charm whilst providing modern conveniences. Ample storage cupboards, a large double Belfast sink and an impressive Rangemaster cooker make this space both functional and stylish. The dishwasher ensures the end-of-day clean-up is a breeze. A doorway leads directly to the rear garden, inviting the outdoors into your daily routines.

Adjacent to the Dining Area, the Utility Room proves incredibly practical, equipped with space for washing appliances, additional storage and a substantial American fridge / freezer. Adjoining this space is a modern Ground Floor Shower Room, fitted with a large corner shower, wash basin and towel rail heated by the efficient gas central heating system.

Ascending to the First Floor, you'll discover 3 meticulously designed Bedrooms. Two spacious double Bedrooms provide ample room for relaxation and rest, whilst the third Bedroom, smaller but versatile, is ideal for a Home Office, Nursery or Guest Room. Each space is crafted with comfort and convenience in mind, ensuring a tranquil retreat at the end of each day.

Stepping outside, you'll find a south-facing garden that transports you to a Mediterranean oasis right in your backyard. Mature trees, lush shrubs and an array of potted plants create a tropical ambiance that invites relaxation and enjoyment. This garden offers the perfect setting for alfresco dining, morning coffees or simply unwinding in the embrace of nature's beauty.

Situated on a quiet no-through road, this home offers the dual benefit of peaceful living whilst being within walking distance to the vibrant Bideford Town Centre. Here, you'll find a charming array of shops, cafes and local amenities, ensuring all your needs are within easy reach.

Combining the allure of a quaint, country-style property with the conveniences of modern living, this home in Bideford presents an ideal opportunity for anyone looking to embrace a balanced lifestyle. Whether you're starting a family, seeking a peaceful retreat or wanting a blend of both, this property promises to be the perfect sanctuary to write your next chapter of life's story. Don't miss the chance to make this beautiful home your own, where every day feels like a retreat into comfort, charm and inspiration.

#### Council Tax Band

A - Torridge District Council

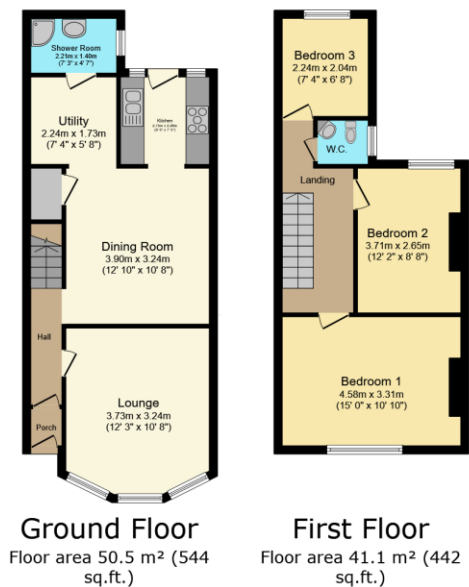
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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.io](http://www.Propertybox.io)

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## 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 47 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.

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.