

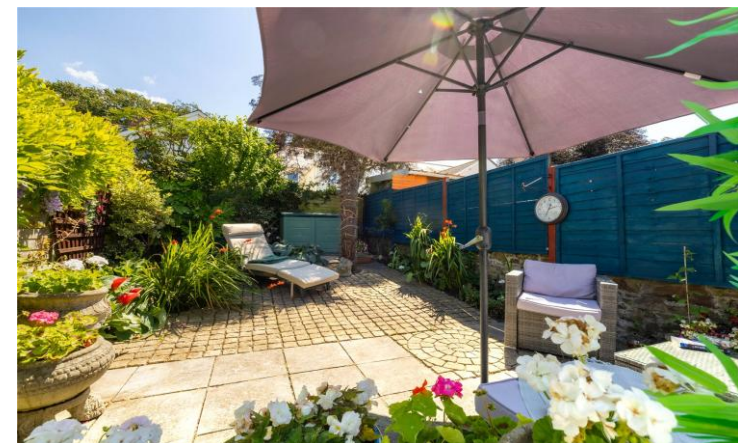


Bond
Oxborough
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Changing Lifestyles

47 Elm Grove
Bideford
Devon
EX39 3JF

Asking Price: £225,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

47 Elm Grove, Bideford, Devon, EX39 3JF

AN ENCHANTING TERRACED HOME



- 3 Bedrooms

- Bay-fronted Lounge with multi-fuel stove
 - Open-plan Kitchen / Dining Room
- Utility Room & Ground Floor Shower Room
- South-facing rear garden - perfect for alfresco dining & outdoor enjoyment
- Located on a quiet no-through road within walking distance of Bideford Town Centre
 - This home presents an ideal opportunity for anyone seeking a lifestyle move within North Devon



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Overview

Nestled in the heart of Bideford, this charming 3 Bedroom terraced house perfectly blends character features with modern living, offering an ideal home within easy reach of the town centre, local amenities and scenic surroundings.

An inviting Entrance Hall sets the tone, providing access to all principal rooms and staircase rising to the first floor.

The bay-fronted Lounge is a standout feature, filled with natural light and centred around a multi-fuel stove, creating a warm and welcoming space ideal for relaxing evenings.

To the rear, the open-plan Kitchen / Dining Room delivers both style and practicality. Featuring a Rangemaster cooker, double Belfast sink and a range of storage cupboards, this space is perfect for both everyday living and entertaining. A door leads directly out to the garden, enhancing the indoor-outdoor lifestyle.

The adjoining Utility Room provides additional storage and space for appliances, along with room for an American-style fridge / freezer. A modern ground floor Shower Room completes the ground floor accommodation.

On the first floor are 3 well-proportioned Bedrooms, including 2 generous doubles and a versatile third bedroom, ideal as a home office, nursery or guest room.

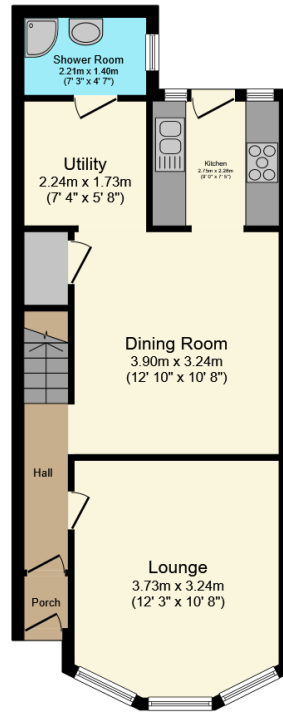
Externally, the property benefits from a south-facing rear garden designed for relaxation. With mature shrubs, trees and planting, the space enjoys a private, Mediterranean-style feel - perfect for alfresco dining and outdoor enjoyment.

Situated on a quiet no-through road, the property offers a peaceful setting whilst remaining within walking distance of Bideford town centre, offering a range of shops, cafes and everyday amenities.

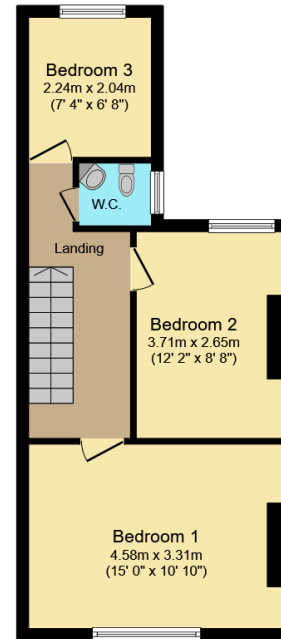
This is an excellent opportunity to acquire a character home in a convenient and sought after location, ideal for families, first time buyers or those seeking a lifestyle move within North Devon.

Council Tax Band

A – Torridge District Council



Ground Floor
Floor area 50.5 m² (544 sq.ft.)



First Floor
Floor area 41.1 m² (442 sq.ft.)

TOTAL: 91.6 m² (986 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.io



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Area Information

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.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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

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Please do not hesitate to contact
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Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

