



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Willow Grove  
Bideford  
Devon  
EX39 3HE

**Asking Price: £225,000 Freehold**



Changing Lifestyles

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



19 Willow Grove, Bideford, Devon, EX39 3HE

## AN IMMACULATE END-TERRACE BUNGALOW WITH GARAGE



- 2 double Bedrooms
- Contemporary, fully-fitted Kitchen
- Spacious Lounge with wood burner & overlooking the rear garden
  - Modern Shower Room
- Corner plot garden designed for low-maintenance
  - Single Garage in a nearby block
- Easy access to a regular bus service & local amenities
- Recently updated & beautifully maintained throughout, the property is ready to move in & enjoy



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.

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## Changing Lifestyles

**This immaculate 2 double Bedroom end-terrace bungalow, nestled in a sought-after, quiet location at the top of town, offers modern living at its finest. Recently updated and beautifully maintained throughout, the property is ready to move in and enjoy.**

**Inside, you'll find a contemporary, fully-fitted Kitchen, a convenient Side Porch with a utility area, and a spacious Lounge featuring a wood burner, perfectly positioned to overlook the rear garden. Both Bedrooms are generously sized doubles, and the modern Shower Room adds a touch of luxury.**

**One of the standout features of this property is its generous corner plot garden, significantly larger than average. Thoughtfully designed for low-maintenance, it boasts 3 tiers of patio, gravel and astro turf areas - ideal for outdoor relaxation and soaking up the sunny aspect.**

**At the front, the tiered gravel garden leads to the entrance, while a Single Garage in a nearby block adds further convenience. With easy access to a regular bus service and local amenities within walking distance, this property offers a superb combination of location, style and space.**

### **Council Tax Band**

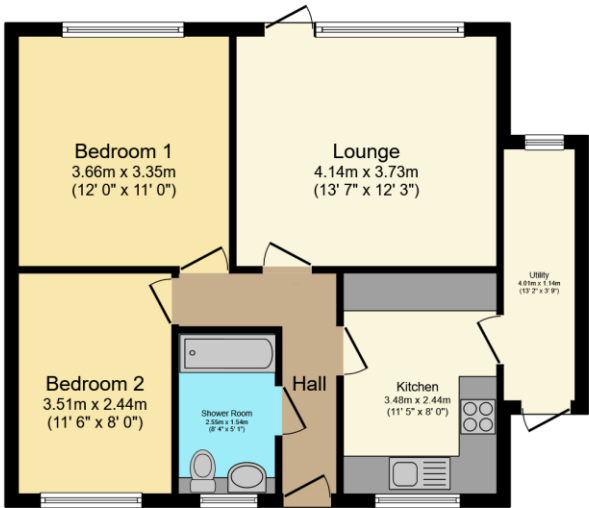
A - Torridge District Council



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Floor Plan  
Floor area 60.1 m<sup>2</sup> (647 sq.ft.)

TOTAL: 60.1 m<sup>2</sup> (647 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 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

### Directions

From Bideford Quay proceed up the main High Street turning left at the very top. Take the first right hand turning onto Abbotsham Road and proceed through the traffic lights passing Bideford College on your left hand side. Take the next left hand turning onto Moreton Park Road. Continue on this road taking the right hand turning into Meadow Park and at the end of the road turn left. Take the first left hand turning into Willow Grove to where number 19 will be situated on your left hand side at the far end of the road.

### 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+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.