



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

33 Myrtle Grove  
Bideford  
Devon  
EX39 3HZ

**Asking Price: £275,000 Freehold**



**Changing Lifestyles**

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



33 Myrtle Grove, Bideford, Devon, EX39 3HZ

A BEAUTIFULLY PRESENTED PROPERTY HAVING BEEN RECENTLY UPDATED THROUGHOUT



- 3-4 bedrooms
- Spacious open-plan Living / Dining area
  - Bright & inviting modern Kitchen
- Versatile Home Office / Snug / occasional fourth Bedroom with en-suite Cloakroom
- Contemporary Bathroom with roll-top bath & large shower enclosure
  - New Kitchen, Bathroom, Cloakroom & full redecoration
- Stunning river views – particularly from the Top Floor
  - Enclosed rear garden with large Workshop
- A must-see property offering character, comfort & convenience



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## Overview

**Ideally located just a short stroll from Bideford Town Centre, this beautifully presented 3-4 Bedroom mid-terrace home offers convenience, charm and breathtaking river views. With easy access to local amenities, Victoria Park and scenic riverside walks, this property is perfectly positioned for those seeking both town and nature at their doorstep. On-street parking is available on this and surrounding roads.**

**Meticulously updated by the current owners, the house has undergone a series of high quality improvements, including a brand new Kitchen, Bathroom, Cloakroom, and full redecoration throughout, creating a stylish and inviting living space.**

**The home welcomes you through an Entrance Porch into a bright and spacious open-plan Living / Dining area. A beautiful bay window fills the space with natural light, while newly laid solid wood flooring and a skimmed ceiling enhance its modern appeal. A newly installed fireplace serves as a striking centrepiece, adding warmth and character. The generous layout allows for versatile lounge and dining arrangements, seamlessly flowing into the newly fitted Kitchen – a bright and contemporary space featuring an impressive 8-ring cooker (included in the sale). Beyond the Kitchen, a useful Utility Room provides space and plumbing for a washing machine, while a rear Office / Snug offers a fantastic home working space. This adaptable room could also serve as an occasional fourth bedroom, complete with its own newly updated En-suite Cloakroom.**

**Upstairs, the First Floor hosts a generous Main Bedroom, boasting 2 sash windows with river views, built-in wardrobes and a charming feature fireplace. A well-proportioned third Bedroom is also found on this level, alongside a stylishly updated contemporary Bathroom. This luxurious space includes a roll-top bath, a large shower enclosure and a separate Cloakroom. The gas fired boiler is conveniently housed within the bathroom cupboard.**

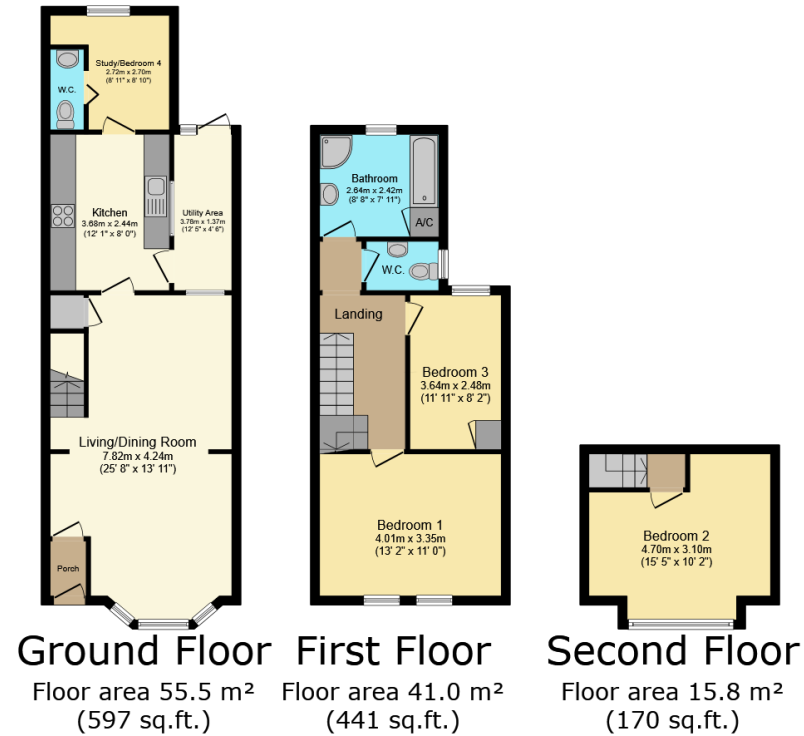
**At the top of the house, the second Bedroom enjoys the most spectacular views over the river. Currently used as a second Living Room, this tranquil retreat provides the perfect escape from the hustle and bustle of daily life.**

**The fully enclosed rear garden offers a wonderful outdoor space, featuring a patio and a lawn area, all framed by attractive stone walls that provide both security and visual appeal. At the bottom of the garden, a large Workshop offers excellent storage, making up for the absence of a garage.**

**Perfect for couples and growing families alike, this beautifully presented home offers a blend of character, comfort and convenience. Viewing is highly recommended to fully appreciate all that it has to offer.**

### **Council Tax Band**

A - Torridge District Council



TOTAL: 112.3 m² (1,208 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](http://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 Bideford Quay proceed up Bridgeland Street passing our Office on your right hand side. Follow the road as it bears right onto North Road. At the junction, turn left and take the right hand turning into Myrtle Grove. Number 33 is situated 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 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...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

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## 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.

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+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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	