



## Grange Lodge, Grange Road, Bideford, EX39 4AS

Guide Price £450,000

- River Views
- Solar Panels
- No Chain
- Off Road Parking & Carport
- Viewing Recommended
- Short Walk Into Town
- Unique Property
- Low Maintenance Garden
- Log Burner



# Grange Road, Bideford EX39 4AS

Commanding an idyllic location, this spacious detached four bedroom home is situated just a short stroll from Bideford's town centre and enjoys views of the river Torridge. Individually constructed to a high-standard circa 2008 the accommodation is well planned and offers ample living space to the ground floor including a ground floor bedroom with ensuite. The first floor benefits from a further three bedrooms, one with ensuite and a family bathroom. The property is surrounded by a low maintenance garden and provides ample off road parking, along with a carport.



Council Tax Band: E



## GROUND FLOOR

The ground floor is tiled throughout and benefits from underfloor heating.

## ENTRANCE HALL

Welcomes you into the home and the charming oak staircase leads to the first floor.

## KITCHEN/DINER

18'9" x 17'0"

Has been well fitted with a range of matching floor and eye level units and benefits from large Hotpoint cooker with stainless steel extractor hood over the hob. Integrated appliances include a built in dishwasher and large wine cooler.

The L shaped room means that the dining area is perfectly positioned within the kitchen and benefits from double doors opening out into the garden.

## UTILITY ROOM

9'1" x 5'5"

Fitted with hand level units and a stainless steel sink with drainer, and under-counter plumbing for a washing machine and tumble dryer.

## BEDROOM TWO

16'4" x 11'7"

A generous sized double bedroom which benefits from double doors out into the garden.

## ENSUITE

7'1" x 6'2"

Comprising a bath with shower over, low level WC, wash hand basin and heated towel rail.

## WC

7'1" x 4'9"

Comprising a low level WC and wash hand basin. Also offering ample space to utilise for storage.

## LOUNGE

18'9" x 16'4"

This spacious reception room boasts an attractive log burner creating a focal point in the room, along with the double doors which open out to the front of the property. A perfect space to enjoy all year round with family.

## FIRST FLOOR

A gallery hallway with velux windows.

## BEDROOM ONE

13'11" x 13'7"

A generous sized bedroom with a dual aspect illuminating

the room and boasting estuary views. Also benefiting from a large built in wardrobe.

## ENSUITE

6'3" x 4'2"

Comprising a shower cubicle, low level WC and wash hand basin.

## BATHROOM

9'7" x 6'3"

Comprising a bath with a handheld shower attachment, low level WC and wash hand basin.

## BEDROOM FOUR

10'1" x 9'0"

A single bedroom with a handy built in wardrobe.

## BEDROOM THREE

13'6" x 13'4"

A further double bedroom with Velux windows creating a dual aspect and making the space light and airy.

## OUTSIDE

The property is approached via a private road and you are then greeted with electric gates and parking for up to 5 vehicles. The rear garden offers a low maintenance and private space, which has been laid to patio and artificial grass for easy upkeep, with shrub borders. The decking area houses a regularly serviced hot tub.

## CARPORT

Offering undercover parking for one car and also provides mezzanine storage above.

## AGENT'S NOTES

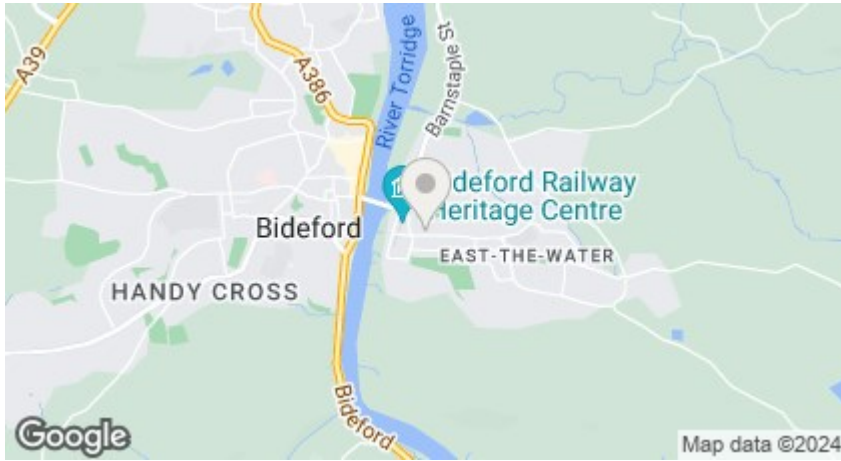
Please note that the home benefits from solar panels that are owned by the property and generate cheap electricity, and also derive an income that in previous years has been circa £2,000.

## VIEWINGS

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

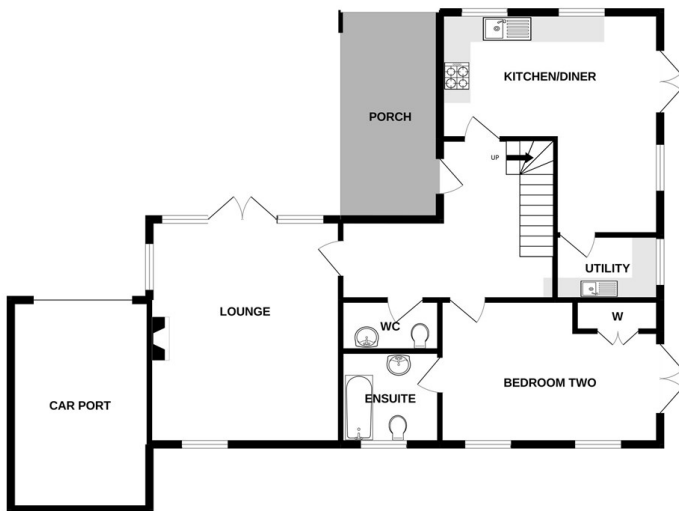
# Directions

From our office on Bideford Quay, proceed South towards Torrington. At the mini-roundabout turn left onto The Old Bridge. At the next mini-roundabout, proceed straight ahead and continue under the old railway bridge and up the hill. From here, take the second left into Grange Road (it is a sharp hairpin turn so utilise the whole road). Take the next left hand road and the property will be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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