



## 27 Elm Grove, Bideford, Devon, EX39 3JE

Guide Price £220,000

- Close to Town
- South Facing Terraced Garden
- Two Good Sized Bedrooms
- Investment/ First Time Buyer Opportunity
- NO CHAIN!
- Character Property
- Spacious Living Throughout
- Additional Attic Rooms
- Well Presented Throughout

## 27 Elm Grove, Bideford EX39 3JE

Morris and Bott are delighted to introduce 27 Elm Grove to market. This spacious two-bedroom terraced home, benefits from the addition of two handy attic rooms, and boasts a wealth of attractive features. Just a stone's throw from Bideford's town centre hosting all essential amenities. The property in brief comprises a cosy lounge with bay window, a large dining room and well-equipped kitchen on the ground floor. On the first floor there are two spacious bedrooms, well-appointed family bathroom and access up to the attic rooms. To the rear of the property is the charming, terraced south facing garden. This property is a great opportunity for those seeking their first home.



Council Tax Band: A



### Entrance Hall

Welcomes you into the property, with ornate, original character tiled flooring.

### Living Room

10'3" x 9'10"

A cosy yet light room with an attractive feature fireplace and large bay window. Please note the fireplace is at present purely decorative and not in use.

### Dining Room

4'7" x 10'9"

A spacious and well-lit room conveniently located adjacent to the kitchen, featuring useful understairs storage.

### Kitchen

12'7" x 7'5"

Well equipped with a range of matching hand and eye level units in addition to a built in gas oven with extractor over and room for a fridge/freezer and washing machine.

### First Floor

#### Bedroom 1

14'10" x 10'1"

A generously sized double room with large window flooding the room with natural light

#### Bedroom 2

10'7" x 7'2"

Another generously proportioned room situated at the rear of the property, offering a view of the garden. With built-in storage for added convenience.

### Bathroom

10'7" x 6'3"

A well-fitted white suite, comprising a corner shower cubicle, a bath, low level WC and hand wash basin. With handy built in storage.

### Second Floor

#### Attic Room 1

10'0" x 9'4" (max)

Found on the third floor with Velux roof light.

#### Attic Room 2

15'2" x 13'10" (max)

A well proportioned versatile space.

### Outside

At the front of the property, there's a low-maintenance garden covered with stone chippings and stairs leading up to the property which is set back from the road. Towards the rear, you'll discover a charming terraced garden

comprising of a small courtyard that leads to a larger garden area complete with a lawn and a patio section. Additionally, there's a convenient outdoor storage shed at the rear of the garden.

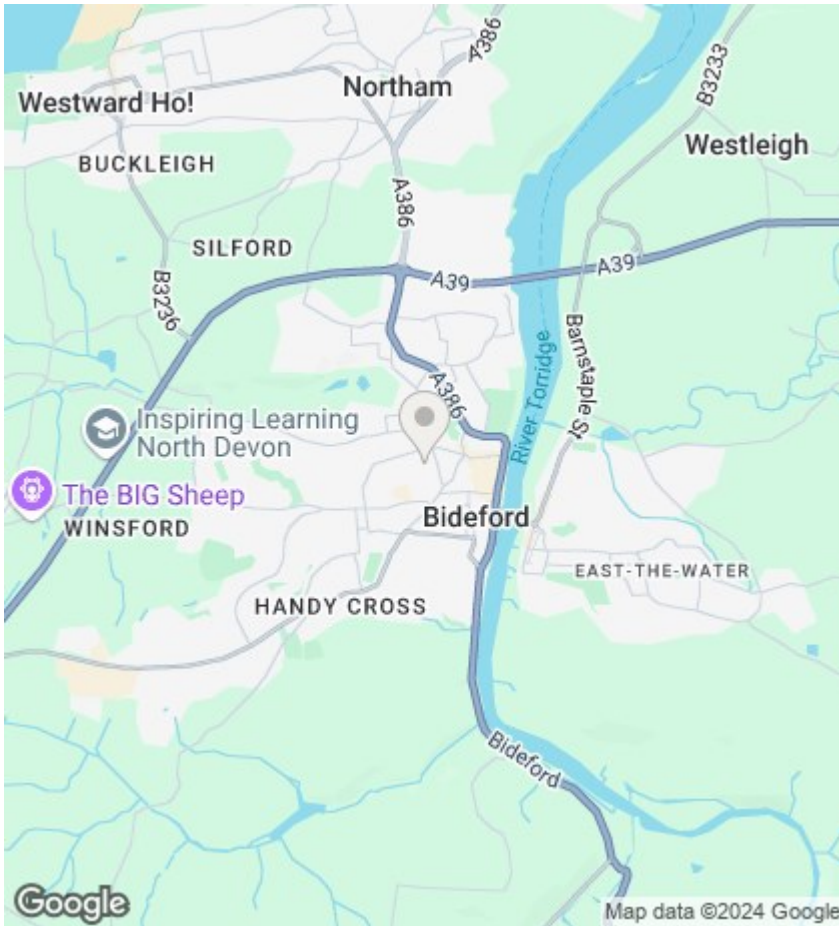
### Services

All mains services connected. Gas fired central heating.

### 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 the Quay proceed along the Quay and take the left hand turning up the high street. Follow this to the top and at the top take a right. Follow this road down the hill passing the turn to Higher Gunstone on your right and Myrtle Gardens on your left. Continue down the hill passing Myrtle Garden on your left and then take the next left onto Elm Grove. The property will then be found halfway along the terrace on your left hand side.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 