



75 Lime Grove

Bideford | North Devon | EX39 3JN

JAMES FLETCHER

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75 Lime Grove

Commanding an elevated position on this ever-popular road, this attractive 2 bed terraced home offers spacious accommodation, within walking distance of Bideford Quay. Enjoying well-planned accommodation, including generous open-plan living space and a South-facing garden, the property is also within easy reach of nearby shops, parks and riverside walks. Perfect for those seeking their first home, a property to downsize or a sound buy to let investment, this beautiful home is not to be missed.

Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty.

Nearby coastal villages of Appledore, Instow & Westward Ho! each offer their own appeal. Appledore is a charming fishing village with attractive fisherman's cottages lining the narrow streets, whilst Instow enjoys a riverside beach and a number of award-winning restaurants. Westward Ho! boasts a glorious sandy beach, regularly awarded blue-flag status, popular with surfers and families alike.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

Commanding an elevated position on this ever-popular road, this attractive 2 bed terraced home offers spacious accommodation, within walking distance of Bideford Quay.

The property opens to an inviting entrance hall, that welcomes you into the home, leading through to the generous open-plan lounge/diner. This impressive living space enjoys a dual aspect, flooding the home with natural light, along with an attractive fireplace housing a wood-burner, useful storage and double doors to the rear garden. At the rear of the home, the kitchen is fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall-units over, space for cooker, fridge/freezer, dishwasher, washing machine and tumble dryer and door to outside.

Stairs rise to the first floor landing which opens to two double bedrooms and the family bathroom. The main bedroom is a generous double room, found at the front of the home and offering handmade wardrobes, whilst the second bedroom is found at the rear, overlooking the garden. The bathroom has been recently re-fitted and now presents a stylish white suite comprising a bath with shower over, low-level W.C and wash basin with vanity unit below.

OUTSIDE & PARKING

The property is approached at the front with steps up to a manageable courtyard garden with attractive flower beds and borders and ornamental plants and shrubs. The rear garden immediately opens to a courtyard area with a useful store and outside W.C. There are steps up to a landscaped garden with a lawned terrace, well stocked with a variety of plants and shrubs. At the top of the garden is an adaptable summerhouse/studio enjoying chimney-pot views of the town. With a sunny South-facing aspect, the garden is a fantastic addition to the home. Unrestricted on-road parking is available on Lime Grove on a first come, first served basis.

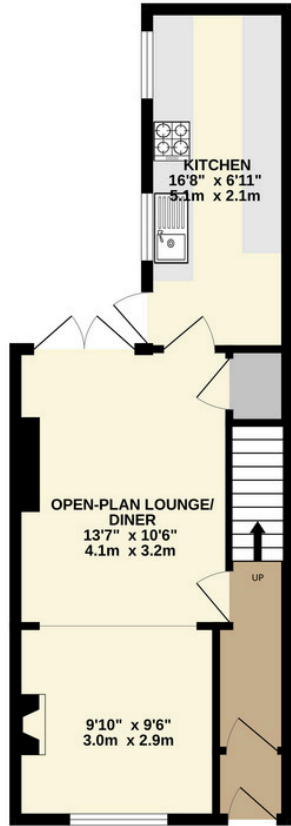
VIEWINGS

By appointment only with the sole selling agent.

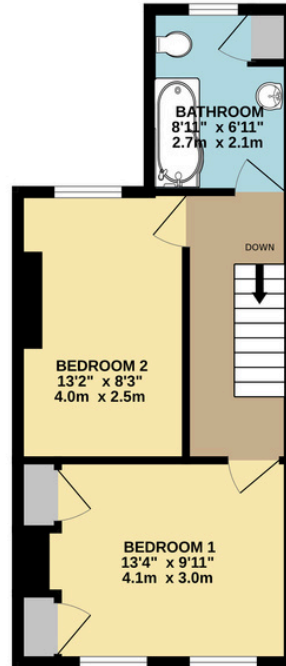




GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



75 LIME GROVE, BIDEFORD

TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

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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Services: Mains Electricity, Gas, Water & Drainage. Gas Fired Radiator Central Heating
Tenure: Freehold.
EPC: D
Council Tax: Band B
Local Authority: Torridge District Council.
Sellers Position: No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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07540 256 245
 james.fletcher@exp.uk.com

