



**7 Victoria Grove**  
Bideford | EX39 2DN

**JAMES FLETCHER**  
POWERED BY  
**exp** UK

## 7 Victoria Grove

Perfectly-placed within Bideford's Old Town, this warm and welcoming character home combines period charm with modern convenience, and is just a short stroll from Bideford Quay. Tucked away within a popular residential location, this captivating home offers a wealth of attractive character features and enjoy generous living space, arranged over 3 floor, along with a tranquil rear garden, all immaculately presented throughout. Perfect for anyone looking for their first home, or those hoping to downsize without sacrificing space or location, this charming residence offers comfort, charm and convenience close to the centre of town.

The property is well-located within walking distance of Bideford Quay with nearby shops, parks and woodland walks almost on the doorstep, and the Tarka Trail close to hand. 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. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow with a dune-back riverside beach and a number of award-winning restaurants.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to 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**

Step inside to a spacious and inviting entrance hall, providing stairs to the first floor and opening into the bright open-plan living space. The sitting area is found at the front of the home with a large bay window flooding the property with natural light, whilst the dining area is found at the rear, flowing seamlessly to the kitchen. The kitchen is well-fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven & hob with extractor over, space for a large fridge/freezer, space and plumbing for a dishwasher and a door to the utility/boot room, with space and plumbing for a washing machine & tumble dryer, and a door to the tranquil rear garden - perfect for enjoying sunny afternoons. In addition, there is a convenient ground floor cloakroom found under the stairs with a low-level W.C and wash basin.

Upstairs, the first floor landing leads to two bedrooms and the family bathroom. The main bedroom is found at the front of the home, a generous double room with a feature "cast iron" fireplace and an ensuite shower, fitted with a shower, hidden cistern W.C, wash basin with a vanity unit below and a heated towel rail. At the rear is a flexible second bedroom - a smaller double/guest room, which would also make for the perfect dressing room or nursery. The bathroom is fitted with a white suite comprising a bath with central taps and a shower over, hidden cistern W.C, wash basin with a vanity unit below and a heated towel rail.

Stairs rising to the second floor provide access to a further double bedroom, currently utilised as a home office/craft/media room - this is the ideal space for home working, older children, a gaming room, or simply as a peaceful snug at the top of the home.

In all, this captivating home offers warmth and comfort along with well-planned accommodation within this convenient central location.

**OUTSIDE & PARKING**

At the rear, there is a private, enclosed garden enjoying a West-facing aspect taking full advantage of the afternoon and evening sun. Immediately enjoying a patio, there are steps up to a level lawn offering space to relax or entertain and enjoy the sunny afternoons and evenings. Resident's on-road parking is available on a first come, first served basis, alternatively, resident's parking permits are available from the local authority for the nearby car park off Honestone Street (subject to availability. Buyers will need to make their own enquiries).

**VIEWINGS**

By appointment only with the sole selling agent.







VICTORIA GROVE, BIDEFORD

TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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 Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** D
- **Council Tax:** Band A
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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