



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

**JAMES FLETCHER**

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## 9 Victoria Grove

Tucked away in a quiet position within Bideford's charming "Old Town", and within a short stroll of the town centre and attractive quayside, this stylish period home blends space, comfort & convenience in equal measure. Boasting stylish modern-fittings along with timeless character features, the property enjoys spacious, well-planned and immaculately-presented accommodation, including adaptable open-plan living, along with a tranquil West-facing garden, taking full advantage of the afternoon & evening sun. In all, this attractive residence is perfect for first-time buyers taking that exciting leap onto the property ladder, or those looking to downsize without compromise, close to town.

The property is conveniently placed 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

The property opens to an inviting entrance hall with an attractive modern tiled floor and stairs to the first floor, which in turn, leads to the open--plan living space. The sitting room is found at the front, with a large bay window flooding the home with natural light, and connects seamlessly to the adaptable dining area, also providing useful understairs storage. The kitchen/breakfast room is found at the rear of the home and fitted with a range of work surfaces comprising a sink & drainer unit with drawers and cupboards below and matching wall units over, a built-in oven and hob with extractor over, space for a large fridge/freezer, space & plumbing for a washing machine & tumble dryer, breakfast bar, wall-mounted gas boiler and door to outside.

Stairs to the first floor rise to a generous landing, with painted floorboards and useful storage, which opens to two double bedrooms and the bathroom. The main bedroom is found at the front with a double window feature and ample space for furniture, whilst the second bedroom, currently utilised as a dressing room, is found at the rear. The bathroom is well-fitted with a 4-piece suite comprising a bath, separate shower, low-level W.C and wash basin.

In all, this attractive period home perfectly combines modern style with timeless character features, all located within a convenient position.

## OUTSIDE & PARKING

The property is approached at the front with a manageable courtyard whilst to the rear is a tranquil garden enjoying a manageable Mediterranean feel. Well-landscaped and taking full-advantage of the afternoon and evening sun, the garden is the perfect space to unwind with steps up to an immediate patio leading to a raised deck. In addition, whilst there is no dedicated parking, resident's on-road parking is available on a first come, first served basis. Resident's parking permits for the road are available from the local authority, or for the nearby car park off Honestone Street (subject to availability). Buyers will need to make their own enquiries.

## VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.











VICTORIA GROVE, BIDEFORD  
TOTAL FLOOR AREA : 806 sq.ft. (74.9 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:** Torrington District Council
- **Sellers Position:** Motivated - have found their next home.

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D	65 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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