



55 Lime Grove



Walking distance to Bideford Town,
Instow/beach 3 miles, Barnstaple 10 miles

A delightful 2-bed townhouse with a private, rear south-facing garden.

- Sought-after Residential Location
- 2 Bedrooms
- Open plan Kitchen/Diner
- 4-Piece Bathroom
- Period Features
- Short walk to town centre
- Freehold
- Council Tax band B

Offers In The Region
Of £220,000



SITUATION

Lime Grove is within walking distance of the historic port and market town of Bideford which sits on the banks of the River Torridge and offers a wide range of facilities including various shops, butchers, pubs and restaurants. The property is a 10 minute walk away from the historic pannier market; a pretty covered former market building built in 1884 and today housing cafes, coffee shops, boutique and craft stalls, independent shops and stalls. Bideford has schooling for all ages (public and private), five supermarkets, places of worship and large public park. The nearby shopping outlet 'Affinity' offers a fantastic range of retail and leisure facilities including World of Wonder children's soft play and outlet shopping stores including to name a few; Crew, Clarks, Starbucks and Costa. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away). The renowned coastal town of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple offers all of the areas main business, shopping and commercial venues and can be reached by car in around 15 minutes.

DESCRIPTION

55 Lime Grove is a delightful, two bedroom property with a sunny, south-facing terraced garden, located within walking distance of the town centre. The property is spacious throughout with a particularly large, open plan kitchen/diner and sitting room on the ground floor. On the first floor, there are two bedrooms and 4-piece bathroom suite. The property has been lovingly updated in the last few years and you can feel the individual, yet tasteful finishes throughout

which blend well with the original, period features. We envisage the property could equally suit as main accommodation, second home or successful holiday let/residential let.

ACCOMMODATION

Front door into hallway with tiled flooring. Continuing into the sitting room with large bay window with attractive window seat and feature fireplace.

The kitchen/diner, accessed from the hall, is spacious, light and the heart of the home. The kitchen area is well equipped with a range of wall and floor units with worktop over and Belfast sink. There is a integrated double oven, gas hob and plumbing for white goods. There is a handy, under stairs larder offering further kitchen storage.

Stairs lead to the first floor comprising two bedrooms, both with feature fireplaces and the main bedroom benefitting from built in wardrobes. A four piece bathroom suite with roll top bath and large walk-in shower.

OUTSIDE

The property is accessed via a path with a few steps which rise to the front door. To the side, is a large, raised flower bed creating a pretty approach to the property. The rear garden is elevated and enjoys a sunny, south-facing aspect. There is an area of decking, ideal for alfresco dining as well as flower borders and shrubs. There is a useful storage building for bikes/ garden equipment. The rear garden is accessed via a set of steps from the back door.

PROPERTY INFORMATION

All mains connected
Gas central heating
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



Approximate Gross Internal Area = 98.9 sq m / 1065 sq ft

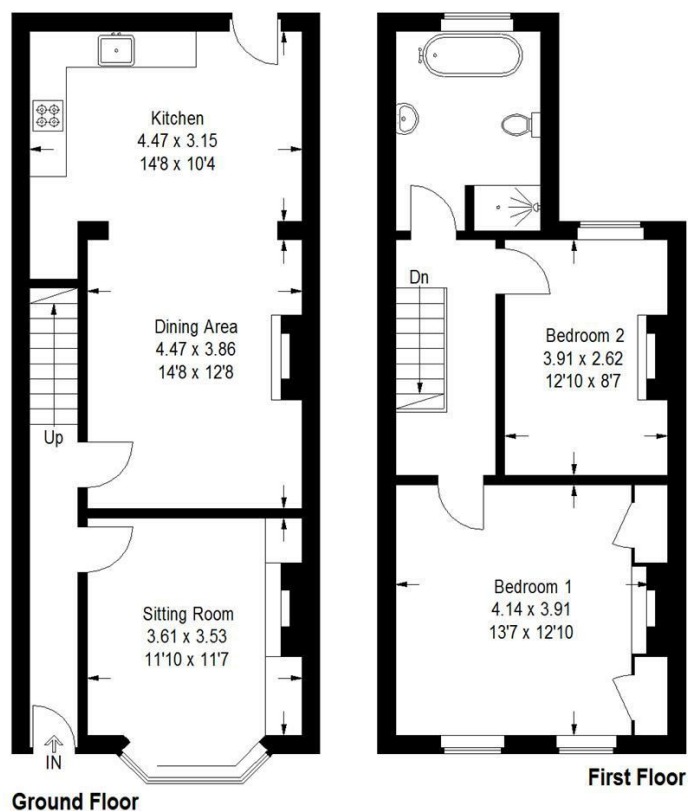


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID851499)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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