



**52 Lime Grove, Bideford, EX39 3JN**

**£260,000**

With its exceptional original features seamlessly woven throughout, this splendid family home offers four bedrooms, two bathrooms, and WC facilities on every floor across its three levels. Perfectly suited for those ascending the property ladder, don't miss the opportunity to explore this charming residence and envision the next chapter of your family's journey.

## Description

Discover the epitome of family living nestled in the heart of Bideford, where this exquisite residence awaits. Boasting four bedrooms spread across three floors, this meticulously maintained abode promises to capture your imagination from the moment you step inside.

Enter the stunning open-plan lounge/dining room, where a bay window and soaring ceilings flood the space with natural light, creating an inviting ambiance for both relaxation and entertainment. Adjacent lies the well-appointed Kitchen, complete with a sleek breakfast bar that perfectly complements the overall aesthetic. Convenience meets style with the addition of a utility room housing multiple plumbed appliances, as well as a WC and hand basin.

Ascend to the upper levels to discover four generously sized bedrooms, each exuding a warm and welcoming atmosphere. The master retreat, nestled on the top floor, boasts its own en-suite shower room, offering a sanctuary of comfort and privacy. Meanwhile, the remaining three bedrooms on the first floor share access to a pristine family bathroom, ensuring ample space for the entire household.

Outside, embrace the allure of a low-maintenance lifestyle with a fully enclosed rear garden. Delight in leisurely moments on the artificial lawn, surrounded by charming flower borders that add a touch of natural beauty. At the rear of the garden, a substantial block and brick built storage shed, complete with power and light connections, provides the ideal space for outdoor equipment and seasonal storage.

Don't miss this opportunity to make this enchanting family home yours, where every detail has been thoughtfully curated to ensure a lifetime of comfort and enjoyment.

## Reception Room 25'1" x 11'5" (7.65 x 3.48)



## Kitchen 14'11" x 12'9" (4.55 x 3.91)



## Bedroom 1 & Ensuite 16'2" x 9'10" (4.95 x 3.02)



## Bedroom 2 14'7" x 10'2" (4.45 x 3.12)



## Bedroom 3 12'0" x 8'11" (3.68 x 2.72)





### Bedroom 4 7'8" x 7'4" (2.36 x 2.26)



equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### Utility

### Bathroom



### Garden



### Services and Tenure

Freehold

Vendors Position: Will be looking to purchase onwards and have 3 properties they're interested in.

EPC - E

Council Tax - B

Mains electric, gas, water and sewerage

### Measurements

While we endeavour to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

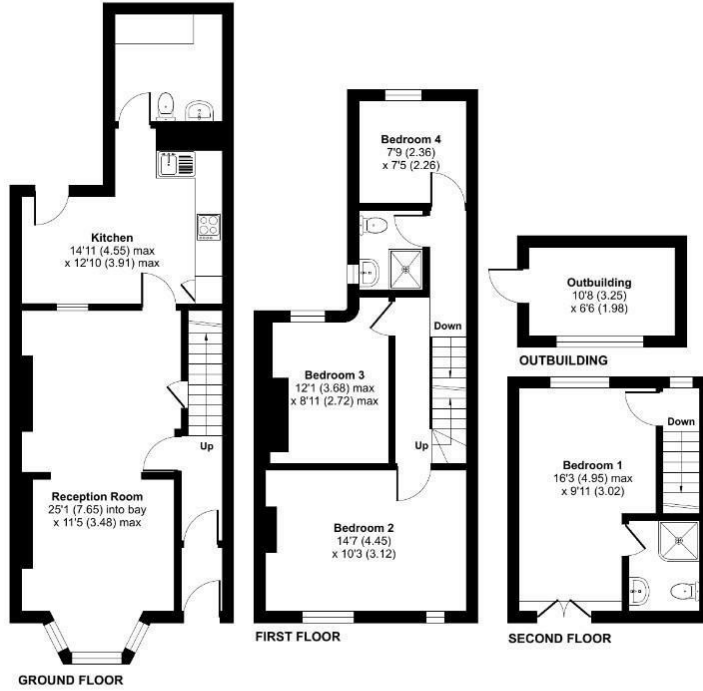
### Consumer Protection and Unfair Trading Regulations

The Agent has not tested any apparatus,

# Floor Plan

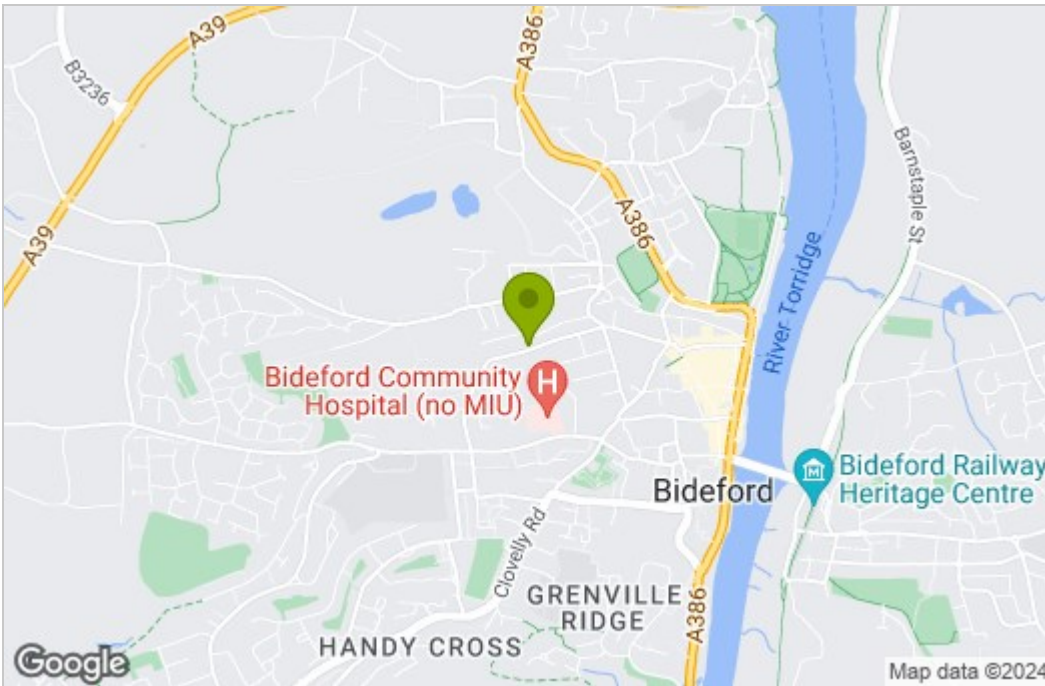
## Lime Grove, Bideford, EX39

Approximate Area = 1217 sq ft / 113 sq m  
 Outbuilding = 69 sq ft / 6.4 sq m  
 Total = 1286 sq ft / 119.4 sq m  
 For identification only - Not to scale

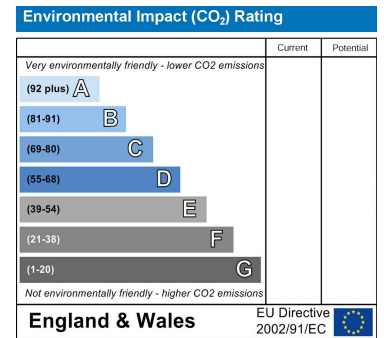
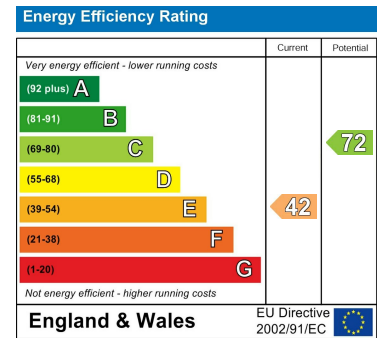


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1121688

# Area Map



# Energy Efficiency Graph



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