

# Regency

ESTATE AGENTS



**25 ELM GROVE, BIDEFORD, EX39 3JE**

**£195,000**

Enjoying a sunny south-facing garden and within easy walking distance of the town centre, this charming two bedroom terraced home offers well-balanced accommodation including two reception rooms and a kitchen/breakfast room, all complemented by gas fired central heating and uPVC double glazing.

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Elm Grove is conveniently situated within easy walking distance of Bideford town centre where No.25 offers well-proportioned accommodation throughout, benefiting from gas-fired central heating and uPVC double glazing.

The ground floor accommodation comprises a bay fronted sitting room and feature fireplace whilst the centrally positioned dining room offers space for multiple functions and in turn opens into the kitchen/breakfast room. Fitted with a good range of modern cupboards and drawers, this area is complemented by two roof light windows and uPVC double glazed French doors providing access to the rear garden and allowing plenty of natural light.

To the first floor, there are two comfortably sized bedrooms and a spacious bathroom, stylishly updated by the present owners.

It is also worth noting that the loft space is considered suitable for conversion (subject to usual consents), with neighbouring properties having taken advantage of this potential.

Outside, the enclosed two-tier rear garden enjoys a desirable south-facing aspect and features a patio seating area plus further timber deck and lawn, along with a useful timber shed whilst to the front of the property, there is on-road parking available on a first-come, first-served basis.

**Services:** All mains services are connected  
**Energy Performance Certificate:** TBC  
**Council Tax:** BAND A (£1,768.28 per annum)



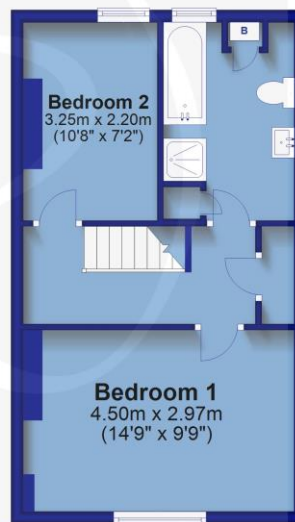
### Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



### First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.