



53 ELM GROVE
BIDEFORD, DEVON, EX39 3JF

£200,000

Beautifully presented and rich in character, this attractive terraced home offers spacious and versatile accommodation, combining charming period features with thoughtful touches that create a warm and inviting living environment.

High ceilings, glazed internal doors and generous natural light enhance the sense of space throughout, while two reception rooms, each featuring its own wood-burning stove, provide comfortable and distinct areas for relaxing, entertaining and enjoying cosy evenings at home.

The principal reception room is particularly appealing, with a bay window adding character and allowing natural light to flood the space. A second reception room offers further flexibility, whether used as a formal dining room, snug or additional sitting area. Both rooms benefit from the charm and atmosphere of their individual wood-burning stoves, creating attractive focal points.

The bespoke kitchen provides a distinctive and practical space for everyday cooking, complemented by a useful utility/boot room offering valuable additional storage and somewhere to accommodate the practicalities of daily life. A ground-floor shower room adds further convenience and flexibility to the accommodation.

Upstairs, there are two comfortable bedrooms, each providing a welcoming retreat at the end of the day. These are served by a well-appointed bathroom, while a handy cupboard provides useful additional storage. The combination of well-proportioned rooms and characterful features makes this a home that feels both practical and inviting.





Outside, the enclosed south-facing rear garden is a particularly appealing feature, offering an excellent balance of relaxation, entertaining and practical outdoor space. A patio provides an ideal setting for outdoor dining and enjoying the sunshine, while the growing beds will appeal to those with an interest in gardening. A dedicated log store is a useful addition for keeping fuel readily available for the wood-burning stoves, with a separate storage shed providing further space for garden equipment and belongings.

Of particular note is the substantial workshop, measuring approximately 15'3" x 7'4", with power connected. This offers excellent versatility for hobbies, DIY projects, storage or those seeking a dedicated workspace away from the main house.

Further benefits include gas central heating and uPVC double glazing, combining modern-day comfort with the property's established character.

Positioned on the edge of Bideford, the property is conveniently located within walking distance of local amenities, making everyday shopping and access to town facilities straightforward. On-road parking is available, while the setting offers a practical balance between town convenience and the opportunity to enjoy the comfort of a characterful home with its own private outdoor space.

NEED TO KNOW

Services: Mains electricity, water & drainage. Gas central heating
Energy Performance Certificate (EPC): D (66)
Council Tax: Band B (£2,063.00 p/a) **What3Words:** lawn.reach.steps





24 The Quay | Bideford | Devon | EX39 2EZ



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.

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