



89 Lime Grove
Bideford | EX39 3JN

JAMES FLETCHER
POWERED BY **exp** UK

89 Lime Grove

Perfectly-placed close to the centre of town, this well-appointed 2-bedroom terraced home offers the perfect blend of comfort and attractive character features, all within walking distance of Bideford Quay. Enjoying spacious and well-planned accommodation, the property offers tremendous flexibility, along with a generous South-facing garden within this convenient location. Close to nearby parks, schools, shops and riverside walks, this impressive home is perfect for first-time buyers, professional couples and those hoping to downsize or relocate to North Devon.

The property is well-positioned on Lime Grove, a popular residential location close to the centre of town and just a short stroll from Bideford Quay, and offers easy access to nearby parks, shops, schools and riverside walks. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character. 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.

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

Stepping inside, the property opens to an inviting entrance hall, with an original tiled floor in the porch area and stairs to the first floor. At the front of the home is a spacious lounge with an attractive feature fireplace, exposed wood floors, and a large bay window flooding the room with natural light. Beyond the lounge is a generous second reception room, also with a feature fireplace and a display cupboard to one side, along with double doors to the rear lobby - this space makes for an excellent dining room or multi-purpose social space close to the kitchen. The kitchen is found at the rear of the home, and is fitted with a range of work surfaces comprising a stainless steel sink & drainer unit with drawers & cupboards below and wall units over, a built-in oven & hob with extractor over, space for a fridge, space & plumbing for a dishwasher or washing machine, useful understairs storage and a door to the rear lobby/utility. The rear lobby has space & plumbing for a washing machine & tumble dryer and a door to outside.

Stairs to the first floor open to a generous landing, leading to 2 double bedrooms, the family bathroom and a separate cloakroom. The main bedroom is found at the front of the home with a useful wardrobe, whilst the second bedroom also enjoys a feature fireplace and overlooks the garden. The bathroom is fitted with a white suite comprising a bath with shower over, wash basin & a heated towel rail, whilst just adjacent is a separate cloakroom with a low-level W.C.

In all, this captivating home offers space & comfort with attractive period features within this convenient location.

OUTSIDE

The property is approached at the front by an elevated garden with chippings and steps to the front door. The rear garden enjoys a sunny South-facing aspect with an immediate courtyard with covered storage. Steps lead to the main garden where there is a large decked terrace and a lawn, along with steps up to a large studio/shed which could be utilised as a summerhouse/garden room, home gym or office.

VIEWINGS

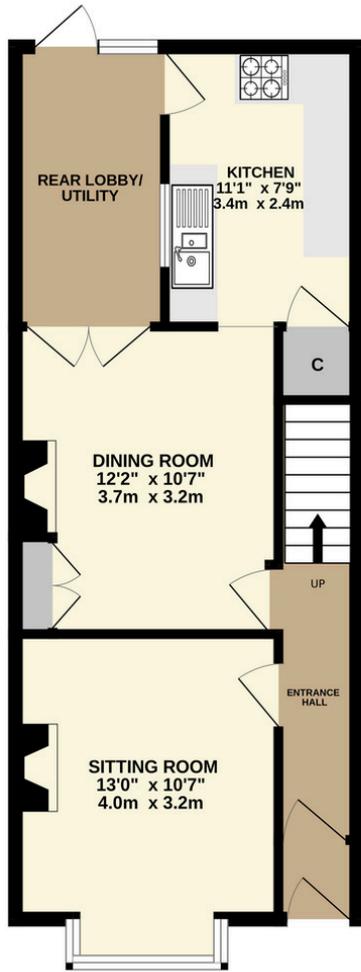
If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.







- **Services:** Mains Electricity, Gas, Water & Drainage.
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 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, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.