



49 LIME GROVE, BIDEFORD, EX39 3JL

Offers Over £215,000

Beautifully presented three-bedroom home in a popular Bideford location, combining character features with modern finishes. Spacious living/dining room, newly fitted kitchen, utility room, family bathroom and enclosed rear garden with decking and patio.

49 Lime Grove, Bideford, is a beautifully presented three-bedroom home situated within a popular residential area, offering well-appointed accommodation which successfully combines character features with modern fittings.

The property is entered via a porch leading into the hallway, both featuring attractive tiled flooring. The spacious open-plan living and dining room provides a welcoming setting, enhanced by high ceilings of approximately 9ft, original wooden flooring and an attractive feature fireplace. A useful understairs cupboard provides additional storage.

To the rear, the newly fitted kitchen is finished in a contemporary style and incorporates a range of integrated appliances, including a fridge, oven, hob and dishwasher. This leads into a bright and airy utility room, featuring exposed brickwork and a privacy-glass roof which allows natural light to filter through, together with space for laundry and further storage.

On the first floor, the generous principal bedroom benefits from built-in wardrobes and original wooden flooring. A further bedroom, also featuring original wooden flooring, is served by a spacious family bathroom fitted with a large bath and shower over.

The property benefits from double-glazed windows set within hardwood frames, retaining the home's character.

A further staircase leads to the second floor, where the third bedroom provides a versatile space with built-in storage and extensive eaves storage. This floor would make an ideal bedroom for an older child, guest room or home office.

Outside, the enclosed rear garden is arranged over several levels, offering a variety of spaces to enjoy. A useful outbuilding provides storage, whilst steps lead to a recently installed decked area, ideally positioned to enjoy the sunshine. A further patio, enclosed by bamboo, creates a private spot for outdoor dining and relaxation. The garden also benefits from additional storage and convenient pedestrian access to the rear.

Services: All mains services are connected
Energy Performance Certificate: C (70)
Council Tax: BAND B (£2,063.00 per annum)



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.