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Directions

From Bideford Quay, head towards Torrington, continuing straight over the mini-roundabout with the Old Bideford Bridge on your left. At the next mini-roundabout, turn right into Torridge Hill and follow the road uphill into Meddon Street. Turn right into Victoria Grove and number 2 can be found on your left hand side.

Looking to sell? Request a free sales valuation for your property.

Call 01237 879797

or email bideford@phillipsland.com

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2 Victoria Grove

Bideford, Devon EX39 2DN

£160,000

- Characterful two-bedroom terraced home
- Spacious main bedroom
- Close to town
- Enclosed courtyard garden
- Lounge with fireplace surround
- NO CHAIN!





The front door opens into an entrance hall, with stairs rising to the first floor. To the front, the welcoming lounge features a bay window, decorative coving and a fireplace surround, creating a comfortable space to relax. A broad archway connects the lounge to the dining room, giving the two spaces a sociable feel while retaining distinct areas for sitting and dining.

Positioned at the rear, the kitchen is fitted with a range of wood-effect wall and base units, complemented by coordinating worktops and tiled splashbacks. There is space for appliances and a door leading outside to the courtyard.

Upstairs, the landing serves two bedrooms and the bathroom. The main bedroom extends across the front of the property, with two windows bringing in plenty of natural light and space for freestanding furniture. The second bedroom overlooks the rear and could also provide a useful home office or hobby room. The bathroom comprises a bath with shower over, pedestal wash basin and WC.

Outside, a low wall encloses the small front forecourt. To the rear, the enclosed courtyard is predominantly paved, with stone boundary walls and planted borders providing an attractive setting for outdoor seating, pots and summer dining.

All mains services connected, gas fired central heating.

Council Tax band
A

EPC Rating
C

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Room list:

Ground Floor

Lounge/Diner
8.46m into bay window x 3.05m
(27'9" into bay window x 10'0")

Kitchen
3.40 x 3.45 (11'1" x 11'3")

First Floor

Bedroom One
3.61 x 4.11 (11'10" x 13'5")

Bedroom Two
4.22 x 2.29 (13'10" x 7'6")

Bathroom
3.25 x 2.46 (10'7" x 8'0")

Situation
Bideford is a thriving and historic port town, attractively situated on the banks of the River Torridge and offering an excellent range of amenities and everyday conveniences. The town centre is within easy reach and provides a varied selection of independent shops, supermarkets, cafés and restaurants, together with professional services, schools catering for all ages, and a range of leisure and recreational facilities.

The town is also home to the renowned Tarka Trail, a popular walking and cycling route that follows the River Torridge, offering picturesque views across the estuary and surrounding countryside. North Devon's spectacular coastline is also readily accessible, with the popular beaches of Westward Ho!, Instow and Croyde all within driving distance.

For those travelling further afield, the nearby A39 Atlantic Highway provides convenient road links to Barnstaple, North Devon's regional centre, which offers an extensive range of shopping, business and leisure facilities. From Barnstaple, the A361 North Devon Link Road provides onward connections towards the M5 motorway and the wider national road network.

