



17 Lime Grove
Bideford, Devon EX39 3JJ

Price Guide: £240,000

HARDING & CO
ESTATE AGENTS & VALUERS

Stunning!

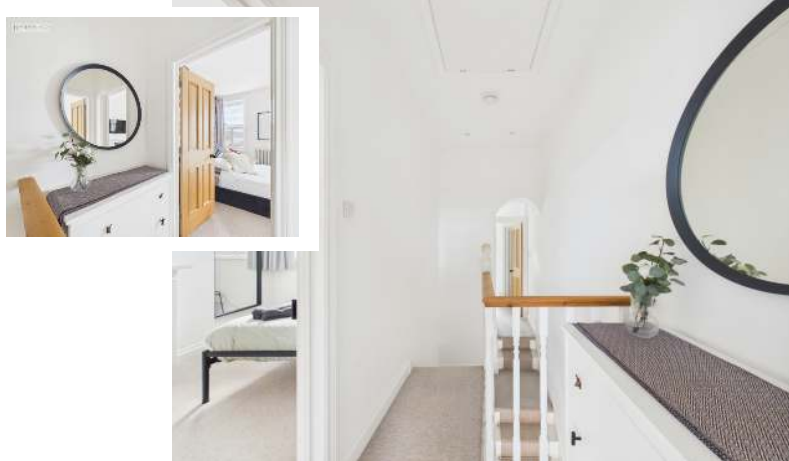
A quite superb example of a Victorian mid-terraced house (close to town).

Stop your property search... you've found the one! This property has been renovated and now presented to a beautiful standard throughout. It is a classic move-in and immediately enjoy!

The accommodation briefly comprises: A lovely open-plan lounge with dining room - a space that includes a wood-burner along with period features. A high specification kitchen with integral appliances and an island - perfect for conversing whilst cooking! The first floor hosts two beautifully dressed double bedrooms and an exquisite bathroom with separate walk-in shower.

The garden gloriously faces south and is a real sun-trap, with a combination of turf and decking - perfect for play and dining. There is also a workshop and outside WC/Utility/store.

If required, the contents of the property could be negotiated and the house is being sold with no on-going chain.



Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

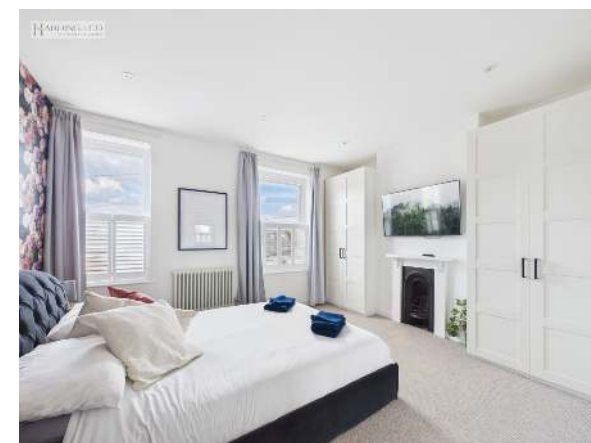
Outside: The rear garden is an absolute delight. It is a south-facing space that is a real sun-trap and a great area for sun-bathing, dining and entertaining, it is fully enclosed and includes a workshop/store and a small utility/WC.

Services: All mains' services are connected, including gas central heating.

Energy Performance Certificate: D

Council Tax Banding: A

Directions: From Bideford Quay, turn left into Bridgeland Street which merges into North Road and continue to the 'T' junction at the end. Go straight across into Lime Grove and number 17 will be found a short distance along on the left hand side.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

