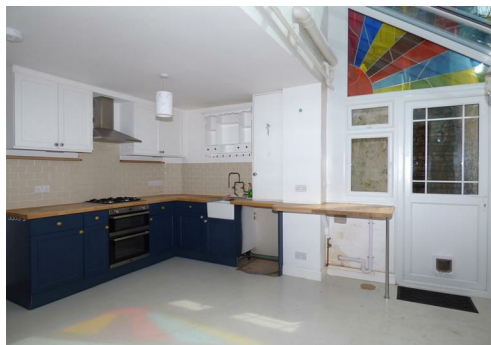




55 Lime Grove



SITUATION

Lime Grove is within walking distance of Bideford town, an attractive market town and port situated on the banks of the river Torridge. In the 18th Century, Bideford was a bustling and industrious place rivaling some of the great ports of the country. The river would have been crowded with shipping, the quays thronged with merchants, sailors & dockers, buzzing with activity. The town has preserved much of its charm and atmosphere, built on a high slope that layers down to the riverbank. The property sits in a prominent elevated position within the conservation area, facing down the road towards the estuary. Bideford offers a wide range of amenities including many independent shops, butchers, greengrocers, cafe's, pubs & highly regarded restaurants. Within walking distance is the Pannier Market; a pretty covered market dating back 1880's with craft store and cafe. The town has a thriving and lively community with nearby music scenes, local artists & crafts people, activities and schooling for all ages (public & private) along with five supermarkets and retail outlet.

DESCRIPTION

55 Lime Grove is a delightful, two bedroom property with sunny, south facing gardens, located within walking distance of the town centre. The property is spacious throughout with a particularly large, open plan kitchen/ diner and sitting room on the ground floor. On the first floor, there are two bedrooms and 4-piece bathroom. The property has been lovingly updated in the last few years and you can feel the individual, yet tasteful finishes throughout which blend well with the original, period features. We envisage the property could equally suit as main accommodation, second home or successful holiday let/residential let.

ACCOMMODATION

Front door into the hallway with tiled flooring.

Continuing into the sitting room with large bay window with attractive window seat and feature fireplace.

The kitchen/diner, accessed from the hall, is spacious, light and the heart of the home. The kitchen area is well equipped with a range of wall and floor units with worktop over and Belfast sink. There is a integrated double oven, gas hob and plumbing for white goods. There is a handy, under stairs larder offering further kitchen storage. Stairs lead to the first floor comprising two bedrooms, both with feature fireplaces and the main bedroom enjoying two large picture windows and a 4 piece bathroom suite with roll top bath and large walk in shower.

OUTSIDE

The property is accessed via a path with a few steps which rise to the front door. To the side, is a large, raised flower bed creating a pretty approach to the property. The rear garden is elevated and enjoys a sunny, south facing aspect. There is an area of decking, ideal for alfresco dining as well as flower borders and shrubs. There is a useful storage building for bikes/ garden equipment. The rear garden is accessed via a set of steps from the back door.

SERVICES

All mains services connected.

DIRECTIONS

From Bideford Quay, proceed up Bridgeland Street and continue onto North Down Road. Go straight across the crossroads onto Lime Grove and number 55 will be found after a short distance on the left hand side.

A delightful two bedroom townhouse within walking distance of the town centre with private, rear sunny garden.

- No Chain
- Sought After Residential Location
- South Facing Garden
- Short Walk to Town Centre
- Open plan Kitchen/ Diner
- 4-Piece Bathroom
- Period Features
- Ideal main accommodation or holiday home
- Freehold
- Council Tax band B

Guide Price £215,000



Approximate Gross Internal Area = 98.9 sq m / 1065 sq ft

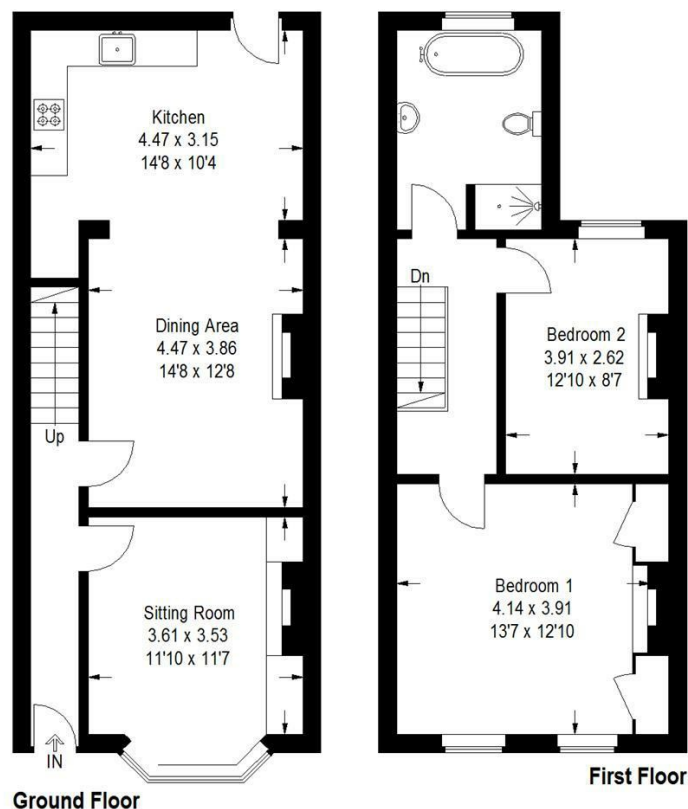


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID851499)

These particulars are a guide only and should not be relied upon for any purpose.

4 The Quay, Bideford, Devon, EX39 2HW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	58	
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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