

A 2 bedroom mid terrace house situated close to the town centre with spacious accommodation and modern bathroom together with the advantage of a multi use attic room together with a studio in the rear garden.

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49 Elm Grove, Bideford, Devon, EX39 3JF  
| £239,950



49 Elm Grove is a mid terraced house that offers spacious accommodation throughout.

On the ground floor is a living room located at the front of the property with a feature bay window. The second reception room opens into the bright and airy kitchen which has further access to the utility room and WC.

Stairs rise to the first floor where you will find 2 bedrooms together with a modern 4 piece family bathroom. Further stairs rise to the second floor where there is a large attic room which can be utilised for many different uses.

To the rear of the property is a fully enclosed elevated rear garden with the advantage of a useful office/studio space located at the end of the garden. This studio could be used as a home office/studio/gym or garden room.

**Situation:** Elm Grove is located only a short walk to Bideford Town centre and Quayside. Bideford benefits from a good range of local amenities schools banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the picturesque fishing village of Appledore. The regional centre of Barnstaple is approximately 10 miles away.

**Directions:** From Bideford Quay, turn into Bridgeland Street and continue to the top of the road. Bear left onto North Road. At the junction, turn left and Elm Grove will be the next road on your right hand side. Continue down this road where the property will be found half way on the left hand side.

**Entrance Porch :**

**Entrance Hall :**

**Living Room 12'8" (3.86m) x 11'3" (3.43m) :** A bright room located at the front of the property with a feature bay window.

**Dining Area 14'10" (4.52m) x 13'0" (3.96m) :** A cosy room with hard wood flooring and stairts rising to the first floor. This room has a lovely exposed brick fireplace being the focal point of the room together with a wood burner with its own wood burning oven/stove. The room opens into:

**Kitchen 8'7" (2.62m) x 8'1" (2.46m):** A bright room full of natural light. A range of matching units at both base and eye level with space for a oven together with under counter space for a dishwasher. Tiled flooring throughout the kitchen together with s stable door to the rear garden. Off of the kitchen is access to:

**Utility Room 8'8" (2.64m) x 5'10" (1.78m):** Useful storage room with plumbing for a washing machine and tumble drier. A range of shelves.

**WC 4'5" (1.35m) x 3'4" (1.02m) :** Low level WC and Wash Basin.

**Stairs to First Floor :**

**1st Floor Landing :**

**Bedroom 1 12'11" (3.94m) x 2" (0.05m) :** Located at the front of the property, a double bedroom with fitted wardrobes and enjoying distant views.

**Bedroom 2 10'2" (3.1m) x 7'3" (2.21m):** Located at the rear of the property.

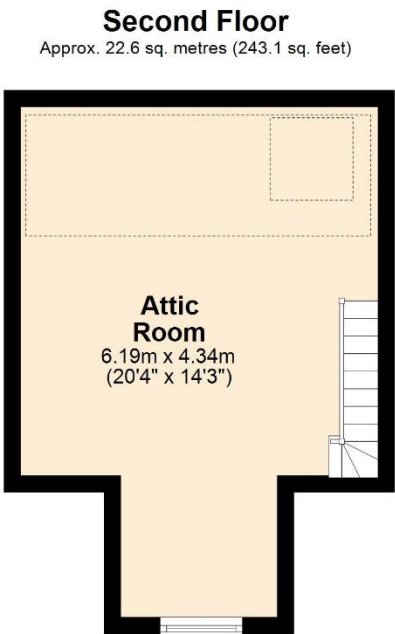
**Family Bathroom 10'1" (3.07m) x 6'4" (1.93m) :** A modern fitted 4 piece bathroom suite comprising of a Low Level WC, Wash basin, bath and a large shower enclosure.

**Attic Room 20'3" (6.17m) x 14'1" (4.29m) :** A large space that has multiple uses, the current owners use this space as a play room and office area. Parts of this room does have restricted head height.

**Outside :** To the front of the property is steps leading up to the front door together with a low maintenance garden with a range of shrubs.

To the rear of the property is an elevated fully enclosed garden with the distinct benefit of an outside studio space.

**Income Potential :** The property has been successfully let out with AirB&B at different times over the past 12 months.



Total area: approx. 101.7 sq. metres (1094.4 sq. feet)

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