



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



A 3 bedroom end terraced house situated only a short walk to the town centre. The property offers good size accommodation with 2 reception rooms, 3 bedrooms and a useful loft room.



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38 Lime Grove, Bideford, Devon, EX39 3JL
 | £205,000

38 Lime Grove is a spacious end terraced house which offers good sized accommodation throughout.

On the ground floor there are 2 reception rooms. A spacious Living Room located at the front of the property with a feature fireplace and bay window. There is a second reception room at the rear of the property which can be used as a dining room or alternatively as a bedroom if someone wishes to do so. Beyond this room is the kitchen which offers space for cooking and dining.

To the first floor are 3 bedrooms, 2 of which are doubles, together with a modern family bathroom. There are further stairs leading to the loft room which can be used as a home office, storage or ancillary accommodation.

To the front of the property there is a courtyard garden, there is no garden or access to the rear of the property.

Situation: Bideford is a peaceful olde worlde market town on the River Torridge. A former historic port town, the Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions: From our office on Bridgeland Street continue up the road and bear left onto North Road. At the junction, continue straight onto Lime Grove where the property will be found after a short distance on the right hand side.

Entrance Hall : Wood effect flooring with stairs leading to the first floor.

Living Room 13'10" (4.22m) x 13'5" (4.09m): A spacious room located at the front of the property with an ornate fireplace with sculpted mantle and feature bay window.

Dining Room 12'0" (3.66m) x 11'5" (3.48m) : A good sized room which is ideally suited as a dining room or can be used as a further bedroom.

Kitchen 11'10" (3.61m) x 11'9" (3.58m) : A bright and airy room with a range of matching cupboards at both base and eye level with space for washing machine and tumble drier.

WC: Low level WC and wash basin.

First Floor Landing :

Bedroom 1 12'0" (3.66m) x 11'10" (3.61m): A good sized bedroom located at the front of the property with feature ornate fireplace.

Bedroom 2 12'0" (3.66m) x 11'1" (3.38m) : A bright and airy double bedroom located at the rear of the property.

Bedroom 3 8'3" (2.51m) x 7'0" (2.13m) : A single room located at the front of the property.

Bathroom 12'2" (3.71m) x 6'9" (2.06m) : A modern fitted bathroom with grey aquaboarding and tongue and groove. The bathroom comprising of a low level WC, wash basin together with a panel bath with shower over.

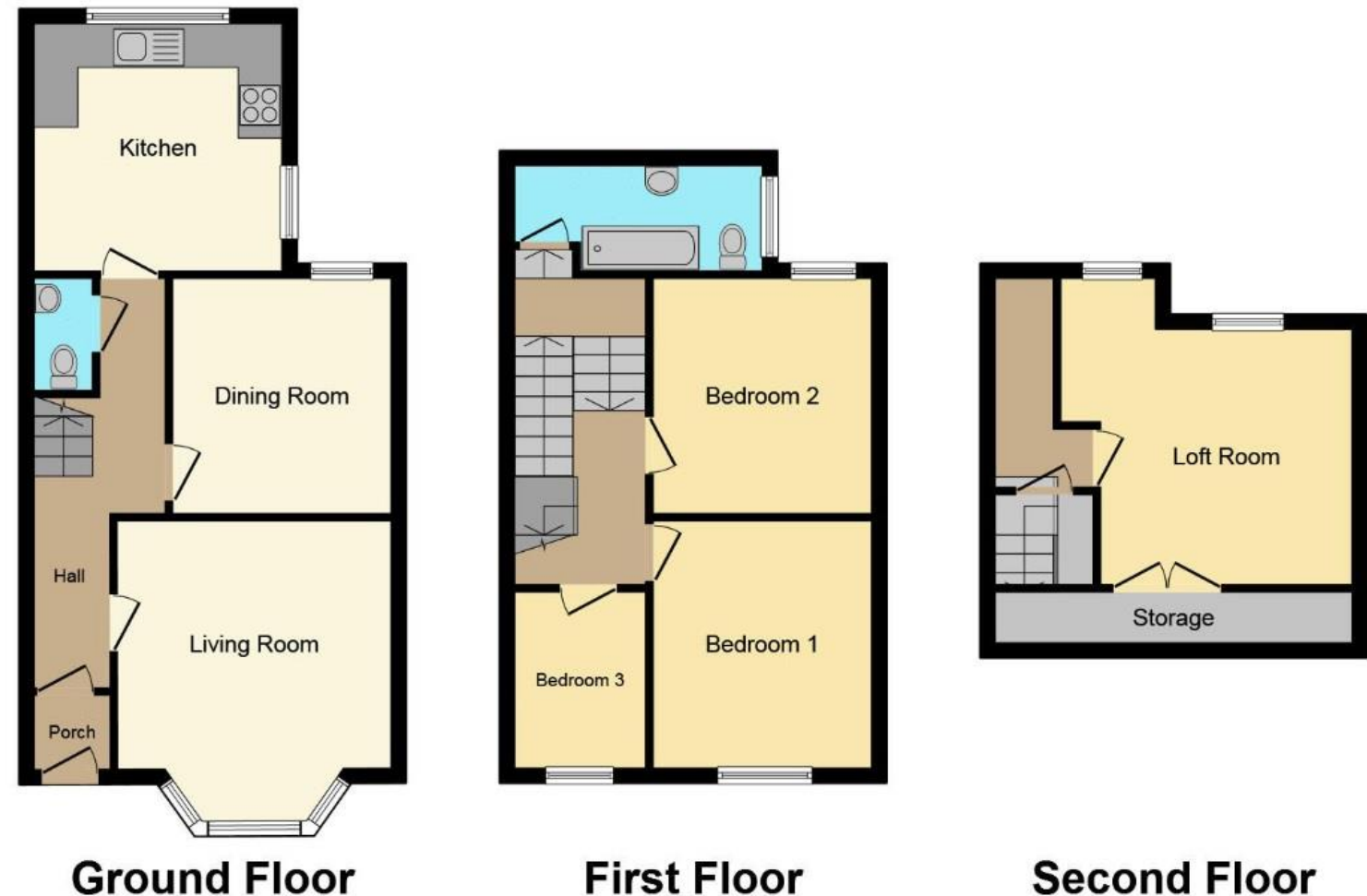
2nd floor : Stairs rising tot he second floor

Loft Room 13'3" (4.04m) x 12'10" (3.91m) : A good sized room with velux window providing an ideal space for storage or a hobby room.

Outside : To the front of the property is a courtyard area with a storage shed. There are steps that lead down to access the flat below the property.

Tenure : The property is freehold.

The apartment below is nothing to do with the ownership of this property and is on a separate lease.



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