



10 LIME GROVE  
BIDEFORD, DEVON, EX39 3JJ

£295,000

Welcome to No10 Lime Grove, a wonderful 4 bedroom period terraced house arranged over 4 floors, offering 1680 sqft of stylish, well presented accommodation functioning as a superb family home.

Lime Grove is situated on the cusp of Bideford Town Centre, offering a level of convenience with a number of everyday amenities being within walking distance together the Kenwith Valley Nature Reserve & Victoria Park nearby together with both primary and secondary schooling.

No10 has the distinct benefit of it's own brick paved driveway, providing parking for 2 vehicles, a rare commodity for properties in this location.

At first glance, the vibrant & eye catching yellow front door offers a bold first impression and once inside, the accommodation & interiors doesn't disappoint.

Entering on the ground floor, from the hall the accommodation presents with a semi open plan concept, creating a gentle flow through the principle living areas. The dining room & lounge each with bay windows enjoy an abundance of natural light, accentuated by the high ceiling with original cornice, picture rails and ceiling rose.

The modern kitchen is equipped with a good range of cupboards and drawers together with range oven and metro finish, whilst one wall is clad in timber adding a rustic edge.

Stairs rise to both the first & second floors and to each of the bedrooms and family bathroom. Over the first floor and are two good sized double rooms and bedroom 4/nursery alongside the chic family bathroom including a feature roll top bath and dresser with twin sinks.





The master bedroom takes pride of place on the top floor; an excellent escape for parents or equally grown up children seeking a degree of independence. This thoughtfully planned space includes a lounge area to unwind with a good book together with a range of bespoke fitted wardrobes.

Adding further function to this superb home is the lower ground floor area, being equipped with a hybrid utility area and shower room, the latter area stylishly finished with crittall style shower enclosure. Meanwhile, the office/games room provides an ideal space for remote working, whilst as a games room, fitted cupboards are ideal for storing board games, toys etc.

Externally, the rear garden is landscaped to cater for both children and adults with a lawned area complimented by established flower/shrub beds whilst timber decking to the lower garden, is well placed for the evening & afternoon sun and offers a great space to entertain during the warmer months.

### NEED TO KNOW

Services: All mains services are connected. Gas fired central heating  
Energy Performance Certificate (EPC): D (65)  
Council Tax: Band B (Torridge District Council) £1,963.91 per annum

**What3Words:** tribal.soaks.swing





24 The Quay | Bideford | Devon | EX39 2EZ



rightmove

t: 01237 422433

e: [info@regencyestateagents.com](mailto:info@regencyestateagents.com)

w: [regencyestateagents.com](http://regencyestateagents.com)

