



**105 LIME GROVE, BIDEFORD, EX39 3JW**

**£235,000**

A 3 bedroom terraced house conveniently situated within walking distance of the town centre and offering well proportioned accommodation with 2 reception rooms & modern kitchen whilst benefitting from gas fired central heating, double glazing, enclosed south facing rear garden & off road parking.

Within walking distance of the town centre & local schools, this conveniently located terraced house offers well proportioned accommodation with the distinct benefit of off road parking, quite the commodity within this street.

Set back from the road in an elevated position, No105 features two comfortable reception rooms which offer scope to create a combined living space if required.

From the dining room is the modern kitchen, comprising a comprehensive range of units with range oven, dishwasher together with space for fridge, freezer & washing machine.

The first floor caters for 3 bedrooms – bedrooms 1 & 2 each with fitted wardrobes whilst the family bathroom is tiled and includes a bath with shower over.

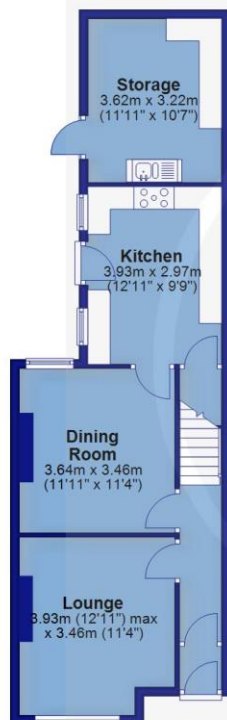
Adjoining the rear of the property is a useful storage room with power & light connected whilst steps lead to the south facing garden including a patio seating area – ideal when relaxing or entertaining. Meanwhile the gently ascending lawn leads to a timber summer house providing further seating and shelter during from the sun during warmer days.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (63)  
**Council Tax:** BAND B (£1,963.91 per annum)



#### Ground Floor

Approx. 56.3 sq. metres (605.5 sq. feet)



#### First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.