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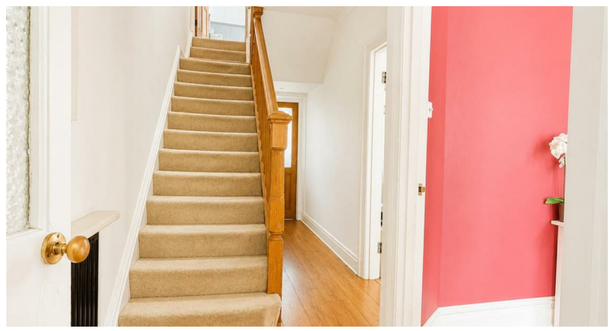
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## Directions

From Bideford Quay proceed along Bridgeland Street and continue onto North Road. At the junction, continue straight ahead into Lime Grove, where the property will be found after a short distance on the right-hand side.

**Looking to sell? Let us value your property for free!**

Call 01237 879797

or email bideford@phillipsland.com

# 38 Lime Grove

Bideford, Devon EX39 3JL

Offers In Excess Of

**£200,000**

- End Terraced Home
- Loft Room
- Unrestricted On Road Parking
- Three Bedrooms
- Kitchen and Dining Room
- Front Courtyard
- Two Reception Rooms
- Close To Town Centre
- Freehold

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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The property is approached via an entrance hall with stairs rising to the first floor. Positioned at the front of the house is a well-proportioned living room featuring a bay window and attractive fireplace, creating a bright and welcoming reception space. To the rear is a second reception room which offers flexibility of use as either a formal dining room, additional sitting room or ground floor bedroom if required. Beyond this is the spacious kitchen, fitted with a range of matching wall and base units and providing ample room for everyday dining. A useful cloakroom/WC completes the ground floor accommodation.

On the first floor are three bedrooms, including two comfortable double rooms and a single bedroom. The family bathroom is well-appointed with a modern suite comprising a panelled bath with shower over, wash hand basin and WC. Stairs continue to the second floor where a generous loft room provides excellent additional space, suitable for a home office, hobbies room, storage or ancillary accommodation, subject to individual requirements.

To the front of the property is an enclosed courtyard garden together with a useful storage shed. Please note there is no rear garden or rear access. Steps to the front lead down to access the separate apartment situated below the property, which is entirely independent and forms no part of the ownership of 38 Lime Grove.

## Services
All mains connected.

## Council Tax band
B

## EPC Rating
D

## Tenure
Freehold

## Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797



## Situation

The historic port town of Bideford offers residents a wide range of facilities including a number of locally owned and operated shops and stores, a post office, a number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure pursuits.

The coast is close to hand with the quaint fishing village of Appledore and glorious sandy beach at Westward Ho! within a short drive and connected by a regular bus service. The ever-popular coastal village of Instow is also a short distance away, and connected by the Tarka Trail, and is renowned for it's estuary beach, popular with families and dog walkers alike, along with a popular delicatessen, award-winning restaurants, Yacht Club and a pedestrian ferry to Appledore in the summer months. Further tourist locations of Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within an easy drive.

The nearby A39 offers good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

## Room list:

**Entrance Hall**

**Living Room**
4.22 x 4.09 (13'10" x 13'5")

**Dining Room**
3.66 x 3.48 (12'0" x 11'5")

**Kitchen**
3.61 x 3.58 (11'10" x 11'8")

**WC**

**First Floor**

**Bedroom1**
3.66 x 3.61 (12'0" x 11'10")

**Bedroom 2**
3.66 x 3.38 (12'0" x 11'1")

**Bedroom 3**
2.51 x 2.13 (8'2" x 6'11")

**Bathroom**
3.71 x 2.06 (12'2" x 6'9")

**Second Floor**

**Loft Room**
4.04 x 3.91 (13'3" x 12'9")



