



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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133 Lime Grove

Bideford, Devon EX39 3JW

Guide Price

£287,500

- Presented to 'Show Home' Standard
- End-Terraced Period House
- 3 Bedrooms
- 2 Reception Rooms
- PVC Double Glazing
- Gas Radiator Central Heating
- Front and Rear Gardens
- Off-Road Parking For Three Vehicles And Garage
- Close to Town Centre

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Room list:

Entrance Porch and Hall

Lounge
3.53m x 3.30m (11'7" x 10'10")

Dining Room
3.66m x 3.53m (12' x 11'7")

Kitchen
3.91m x 2.82m (12'10" x 9'3")

Utility Room
2.87m x 1.63m (9'5" x 5'4")

Separate WC

Bedroom 1
3.66m x 3.35m (12' x 11')

Bedroom 2
3.71m x 2.64m (12'2" x 8'8")

Bedroom 3
2.79m x 2.44m maximum (9'2" x 8' maximum)

Bathroom

133 Lime Grove is an immaculately presented end-terrace period home, finished to an exceptional standard and offered to the market in true 'show home' condition. Having undergone an extensive programme of refurbishment, the property now combines its original character with stylish contemporary finishes to create a superb family home. Benefitting from PVC double glazing and gas-fired central heating throughout, the spacious accommodation is perfectly suited to modern family living. With excellent local schooling nearby and Bideford town centre just a short level walk away, this is a home that is sure to impress from the moment you step inside.

The accommodation begins with an attractive entrance porch featuring panelled walls, leading into a welcoming hallway with a staircase rising to the first floor. To the front of the property, the elegant living room enjoys a large bay window that fills the room with natural light, while a feature fireplace with a wood-burning stove provides a cosy focal point.

To the rear, the dining room offers an excellent space for both everyday family life and entertaining, complete with an exposed chimney breast and PVC French doors opening onto the enclosed courtyard garden. The beautifully appointed kitchen is fitted with an extensive range of contemporary units offering generous storage and worktop space. A range-style cooker (available by separate negotiation) creates an impressive centrepiece, while an integrated fridge completes the layout. Beyond the kitchen is a detached utility room with fitted units and space and plumbing for laundry appliances, together with a separate WC for added convenience.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. Completing the accommodation is a stylish family bathroom fitted with a modern three-piece suite.

Set back from the road, the property enjoys an attractive front garden, predominantly laid to lawn, together with a paved driveway providing off-road parking. Subject to the necessary consents, there is potential to create additional parking if required. To the rear, the south-facing garden has been designed for ease of maintenance and outdoor enjoyment. An enclosed courtyard immediately behind the house provides an ideal space for al fresco dining, with steps rising to a further paved seating terrace that enjoys a sunny aspect. A particular feature of the property is the generous detached garage, measuring approximately 19'7" x 16'4", fitted with a roller door, power and lighting, making it ideal for secure parking, storage or as a workshop. Additional off-road parking is available alongside the garage, which is accessed via a right of way over the lane running to the side of the property.

Services

All Mains Services Available

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

