



45 Lime Grove, Bideford, EX39 3JL

Price Guide £225,000

- Close To Town & Amenities
- Popular Residential Area
- Contemporary Touches
- Spacious Living Accommodation
- Cosy Original Fireplaces
- Must See!
- Charming Period Features
- Light Filled Living Spaces



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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Directions

From Bideford Quay, proceed up Bridgeland Street which bears right at the top into North Road and continue to the end. Cross over, straight across into Lime Grove where the property can be found on the left hand.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	