



58 Elm Grove, Bideford, EX39 3JF

Asking Price £205,000

- Large Plot
- Two Double Bedrooms
- In Need of Modernisation
- Viewings Recommended
- Sought After Residential Location
- Tucked Away Position
- No Chain!
- Convenient Location

58 Elm Grove, Bideford EX39 3JF

58 Elm Grove offers an excellent opportunity to acquire a 2 bedroom end terraced bungalow set within a large corner plot in a popular residential location. This home requires modernisation throughout, allowing potential buyers the perfect opportunity of putting their own stamp on this well-proportioned property. All being within striking distance of popular schools, shops and a short stroll from Bideford town centre. No onward chain, early viewing advised.



Council Tax Band: B



Entrance Hall

Welcomes you into the home.

Lounge

15'0" x 10'9"

A good sized lounge benefitting from a large bay window allowing the room to flood with light.

Kitchen

9'4" x 9'3"

Found at the rear of the property and overlooks the garden.

Conservatory

7'2" x 5'11"

Just off the kitchen the sun room provides a handy side access and additional reception room to enjoy views of the garden.

Bedroom One

10'9" x 10'1"

A double bedroom

Bathroom

9'5" x 5'5"

Comprising of a bath with handheld shower attachment, low level WC and wash hand basin, also housing the airing cupboard.

Bedroom Two

13'1" x 9'5"

A further double bedroom.

Outside

The property is approached via a slightly sloping path down to the front door, with the front garden being laid to lawn. The rear and side garden offers a large plot with lots of opportunities for the green fingered buyers.

Sevices

All mains services connected.

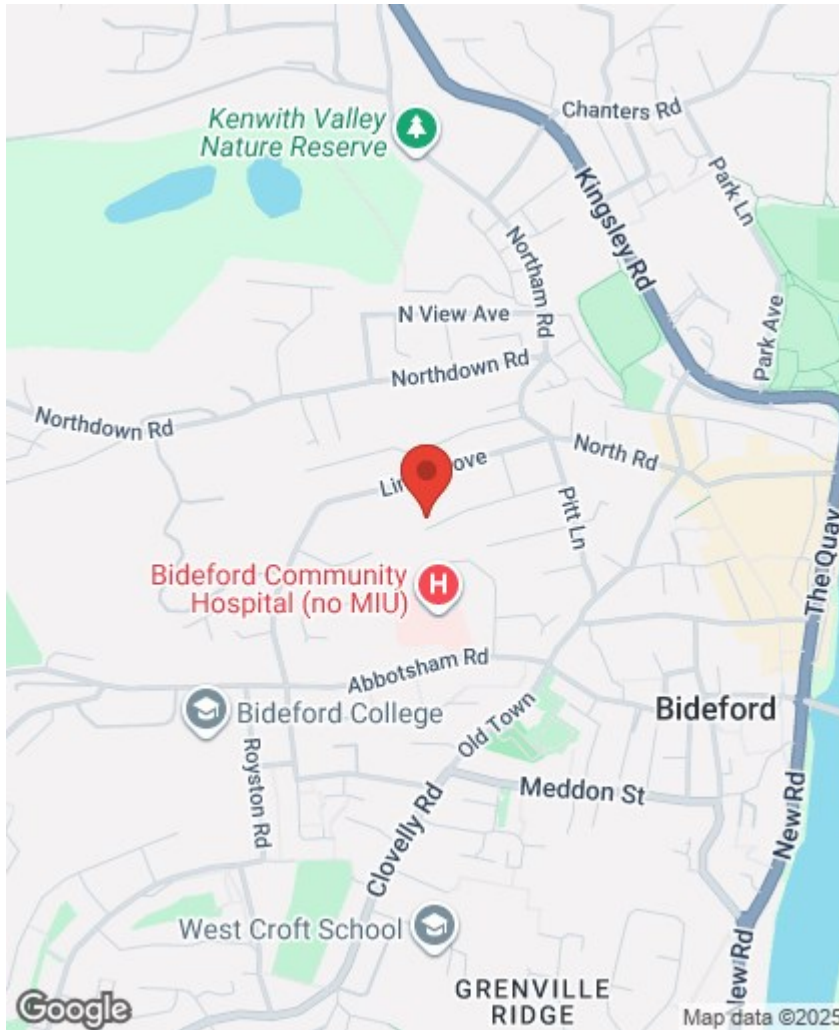
Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





Directions

From our office on the Quay proceed along the Quay and take the left hand turning up the high street. Follow this to the top and at the top take a right. Follow this road down the hill passing the turn to Higher Gunstone on your right and Myrtle Gardens on your left. Continue down the hill passing Myrtle Garden on your left and then take the next left onto Elm Grove. The property will then be found at the very end of the road on your right hand side in the corner.

Viewings

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

EPC Rating:

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

