



BRIGHTS
ESTATE AGENTS



5 ELM GROVE, BIDEFORD. EX39 3JE - GUIDE £239,950

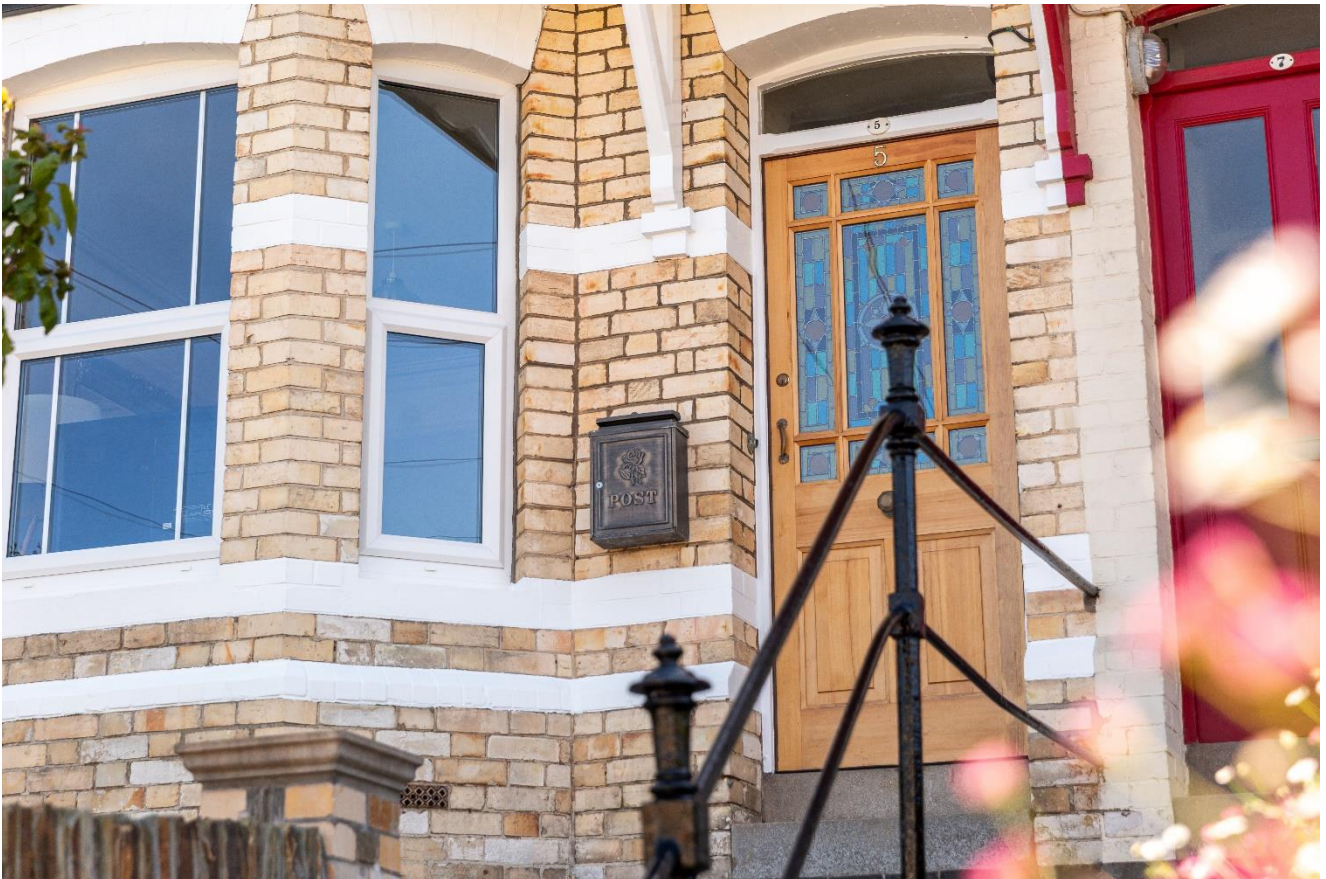
A beautiful and meticulously restored four bed Victorian property within central Bideford. The vendor has subtly replenished many original features accentuating the properties accommodation comprising two receptions room, modern kitchen and fully enclosed south facing rear garden.



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Well located on the western side of the Port and Market town of Bideford, conveniently placed being just a few minutes' walk away from the town centre shops, picturesque quayside and beautifully maintained Victoria Park and Playing Fields. There is also a local Junior/Infants School within Chanters Road and Clovelly Road both within easy reach.

SERVICES: All mains connected, gas central heating and uPVC double glazed windows.

COUNCIL TAX: Band A.

TENURE: Freehold.

DIRECTIONS: From Bideford Quay proceed up Bridgeland Street veering right at the top and continuing to the end of North Road. At the junction turn left up Pitt Lane and then first right into Elm Grove where number 5 will be found shortly on the left with For Sale notice displayed.

Bespoke stained glass timber door into:

ENTRANCE PORCH: Beautiful restored tessellated tiled flooring with original single glazed stained glass door into:

ENTRANCE HALL: Continuation of the tiled flooring, traditional style column radiator and wall panelling. Stairs to the first floor.

LOUNGE: 3.70m x 3.45m into bay window. Original cast iron fireplace with grate and tiled hearth. Built-in original cupboards either side of the chimney breast. Traditional column style radiator and exposed floorboards.

DINING ROOM: 3.62m x 3.22m Restored original cast iron fireplace with tiled surround and hearth. Built-in glazed cabinets either side of the chimney breast. Traditional style column radiator and tiled flooring. Two under stairs storage cupboards.

KITCHEN: 3.90m x 2.49m Working surface incorporating one and half bowl single drainer ceramic sink unit with tiled splashback, four ring electric hob with oven below and extractor fan above. Cupboards and drawers with matching wall units, space and plumbing for washing machine. UPVC double glazed door into the rear garden.

STAIRS AND FIRST FLOOR LANDING: Carpet runner fitted and hatch to the loft space. Attractive wall panelling and door to the second floor. Built-in storage cupboard.

BEDROOM ONE: 4.56m x 3.56m Decorative fireplace surround with original slate hearth, traditional style column radiator and exposed floorboards.

BEDROOM TWO: 3.71m x 2.85m Decorative cast iron fireplace with surround, traditional style column radiator and fitted carpet.

BATHROOM: Freestanding bath with shower fitted and tiled splashback. Wash basin and low level dual flush WC. Chrome ladder style radiator, extractor fan and laminate flooring.

BEDROOM THREE: 2.65m x 2.53m Radiator with cover and fitted carpet.

STAIRS TO THE SECOND FLOOR: Eaves storage.

BEDROOM FOUR: 4.12m x 3.65m max Two Velux windows, traditional style column radiator and fitted carpet with attractive exposed support beams.

OUTSIDE: The front of the property is accessed via a stepped approach with a beautifully restored stonewall and tiled entrance path. The frontage is low maintenance being laid with slate chippings, small stones and plants. The fully enclosed south facing **REAR GARDEN** is accessed via the property or a rear pedestrian gate, having a quarry tiled pathway leading to decking area, level lawn and a brick pathway taking to you the shed at the back of the garden. There are raised flower beds with small shrubs and attractive bushes. Cold water tap.



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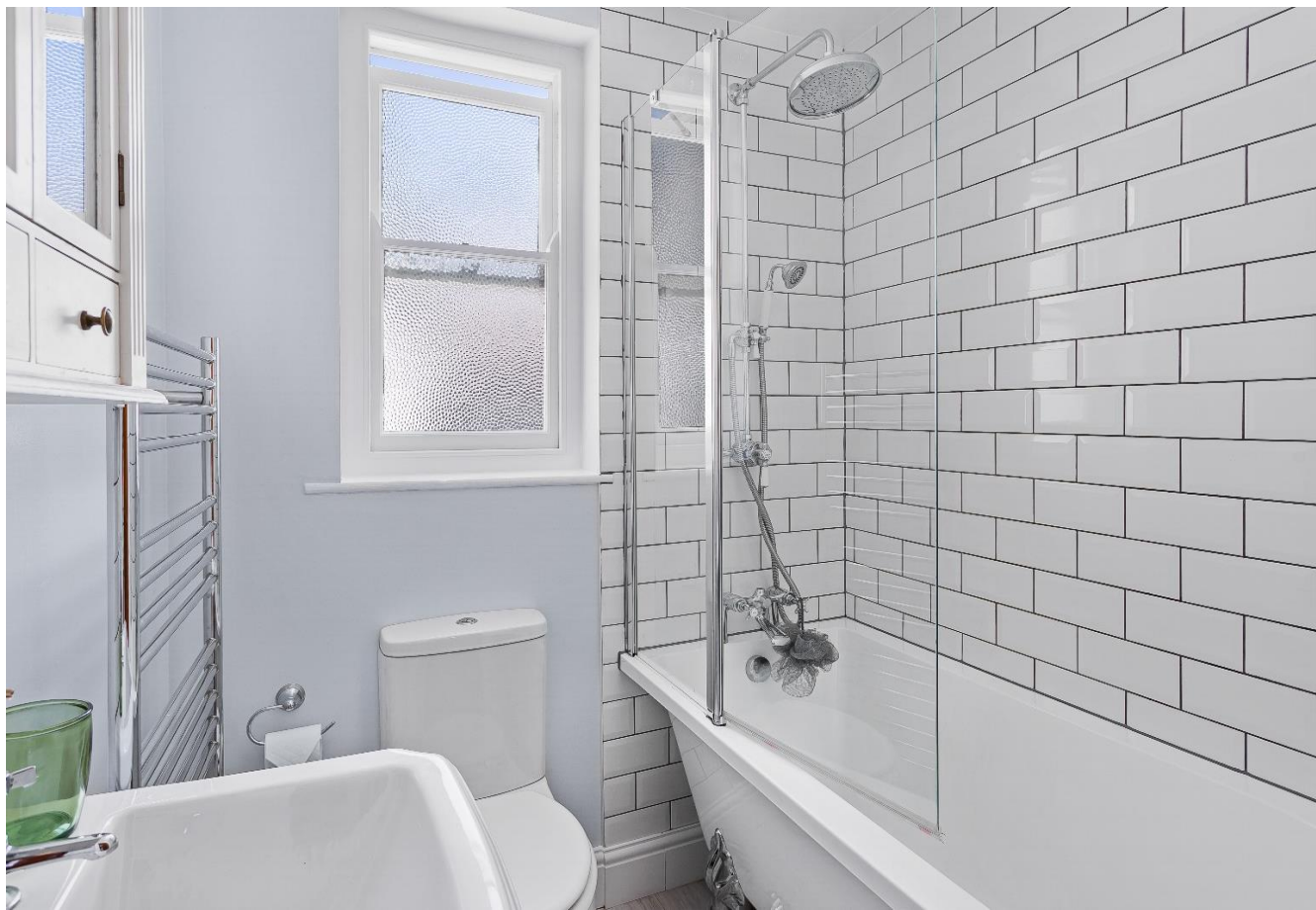
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Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



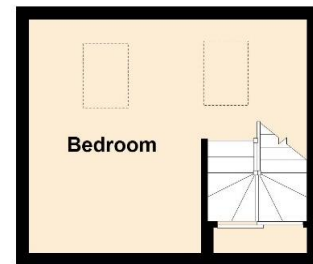
First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Second Floor

Approx. 15.8 sq. metres (170.4 sq. feet)



Total area: approx. 100.1 sq. metres (1077.4 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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