



46 Lime Grove, Bideford

£775 pcm

 3 Bedrooms

 1 Bathroom

 EPC E

- Long Let
- Available Now!
- Close To Amenities
- Large Lounge/Diner
- On Road Parking Available
- Enclosed Garden

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46 Lime Grove,

Bideford, Devon, EX39 3JN

This charming mid terraced home offers a bright and spacious accommodation in a fantastic town centre location. Equipped with three bedrooms; comprising two double rooms and one single room. The property has a low maintenance garden, on road parking available and is offered to the rental market unfurnished.

Regret No Smoking. Pets Considered. Rent £775.00. Deposit £894.00.

Holding Deposit: £178.00 - required to secure the property.

ENTRANCE HALL

Welcomes you into the home.

LOUNGE/DINER 25' 6" x 14' 2" (7.78m x 4.34m)

Large reception room with bay window and feature fireplace with open fire. Handy under stairs storage space with shelving.

KITCHEN 10' 0" x 7' 10" (3.05m x 2.39m)

Matching hand and eye level units with tiled splash backing. Appliances include; gas hob, electric oven, extractor fan and fridge/freezer.

STUDY/OFFICE/DINING ROOM 10' 7" x 8' 9" (3.24m x 2.68m)

Additional reception space, with under floor heating and double glazed doors to the rear garden.

BATHROOM 10' 4" x 8' 8" (3.17m x 2.66m)

Bath with mixer taps and shower over, wash hand basin and low level WC.

BEDROOM ONE 14' 7" x 11' 6" (4.47m x 3.53m)

Large double bedroom located at the front of the property.

BEDROOM TWO 11' 11" x 8' 5" (3.65m x 2.59m)

Further good sized double bedroom with feature fireplace.

BEDROOM THREE 10' 4" x 8' 8" (3.17m x 2.66m)

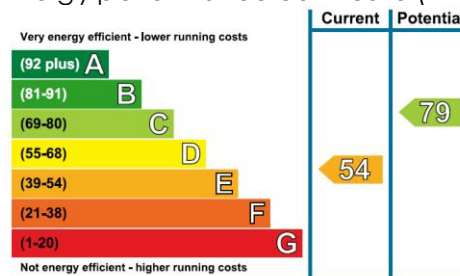
Good single bedroom.

GARDEN

Low maintenance stone chipped garden with rear access onto Westcombe Lane.



Energy performance certificate (EPC)



Directions

From our office on Bideford Quay, proceed up Bridgeland Street following the road round to your right. Continue onto North Road and go straight over the cross roads onto Lime Grove, where number 46 will be found approximately half way along.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisandbott.co.uk, as and when they are made available by the property owner.

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