

# Regency

ESTATE AGENTS



**23 BROOKFIELD STREET, BIDEFORD, EX39 4ER**

**£198,000**

A deceptively spacious 3 bedroom terraced house with accommodation arranged over 3 floors including a bay fronted lounge, separate dining room and kitchen/breakfast room leading out to the garden. The property is within walking distance of the town centre & benefits from gas central heating.

regencyestateagents.com | info@regencyestateagents.com 01237 422433

23 Brookfield Street offers deceptively spacious accommodation arranged over 3 floors whilst benefiting from gas fired central heating and uPVC double glazed windows together with the further benefit of recent external redecoration.

Bideford Town Centre and the Tarka Trail are within walking distance together with the Pollyfield, providing an open green space with play areas, and the local primary school also being nearby.

To the ground floor the property offers a comfortable lounge with bay window together with a separate dining room and convenient cloakroom WC.

The kitchen/breakfast room is located on the lower ground floor and comprises a range of modern cupboards & drawers with peninsular breakfast bar and space for all everyday appliances. Off the kitchen is a useful storeroom which has a variety of possible uses.

To the first floor are each of the 3 bedrooms together with the family bathroom which comprises a modern suite including bath with electric shower over & side screen, heated towel rail and extensively tiled walls.

Accessed via the kitchen, the rear courtyard style garden offers a low maintenance space arranged over two levels with modern tiled patio and a further raised seating area laid to artificial turf.

On road parking is available to the front of the property and on the neighbouring side streets, on a first come, first served basis.

**Services:** All mains services are connected

**Energy Performance Certificate:** C (73)

**Council Tax:** BAND A (£1598.57 per annum)



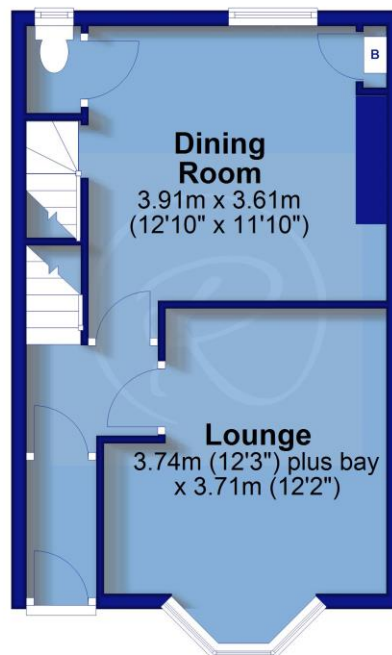
### Lower Ground Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



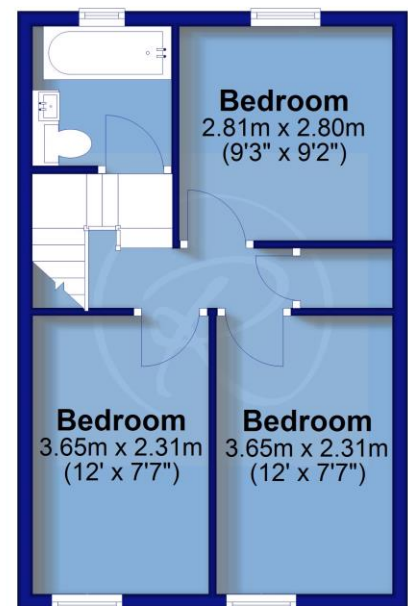
### Ground Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

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