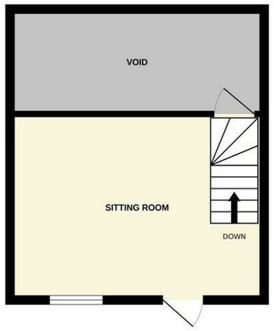
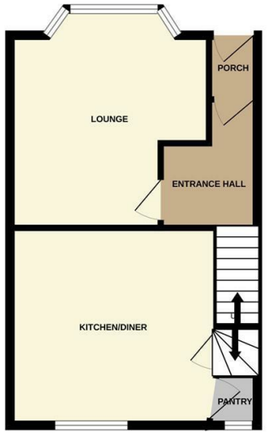
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

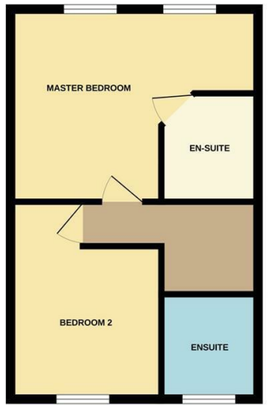
BASEMENT
287 sq.ft. (26.6 sq.m.) approx.



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

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 front proceed in a westerly direction, crossing the River Torridge via the old bridge. At the end of the bridge continue across the roundabout, proceeding uphill, taking the 2nd turning on your right into Torridge Mount. Then turn left into Brookfield Street where the subject property is located on your left hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

Period House Needing Improvement

11 Brookfield Street, Bideford, EX39 4ER

Offers In Excess Of

£135,000

- Mid Terraced Period House
- 2 Reception Rooms
- Unrestricted On Road Parking to Front
- 3 Storey Accommodation
- PVC Double Glazing
- Rear Courtyard Garden
- 2 Bedrooms (both en-suite)
- Electric Heating
- No Onward Sales Chain!

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

11 Brookfield Street is a mid terraced 3 storey period house, offering spacious and adaptable accommodation, which would benefit from refurbishment. The property boasts PVC double glazing and is available to the market with no onward sales chain. Ideally suited to provide a comfortable family residence, an early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides an entrance porch and hall with a staircase to the first floor, a lounge with a bay window, a generous sized kitchen/diner with a pantry and a staircase leading down to a lower floor sitting room, having access to the rear courtyard garden. On the first floor are 2 double bedrooms each with en-suite facilities.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues.

Room list:

Entrance Porch and Hall

Lounge

Kitchen/Diner

Sitting Room

Master Bedroom

En-Suite

Bedroom 2

En-Suite

Outside

To the front of the house is unrestricted on road parking. To the rear is a courtyard style garden, being part paved and gravelled with a rear pedestrian access. Underneath the house is a void area providing useful storage space.

Services

All Mains Services Available

Council Tax band

A

EPC Rating - TBA

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797