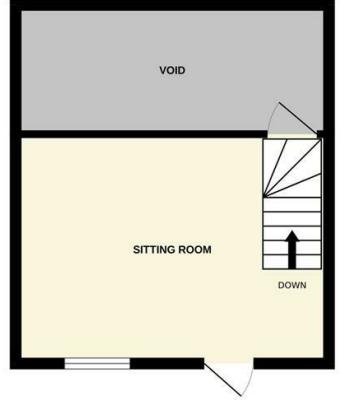
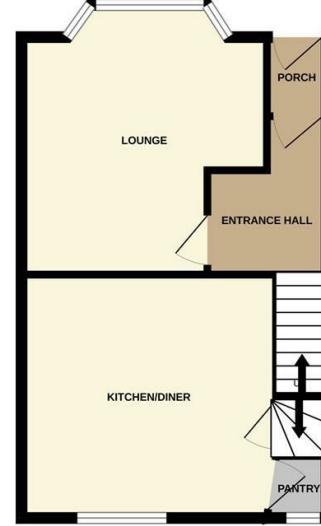


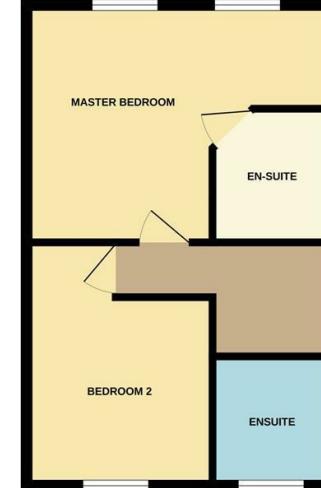
BASEMENT  
287 sq.ft. (26.6 sq.m.) approx.



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.  
Made with Metropix ©2025

## 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!**

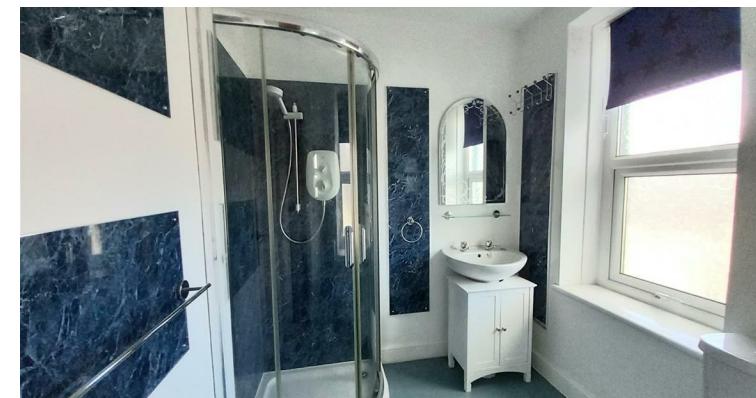
Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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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Our company registration number is 04753854 and we are registered in England and Wales.



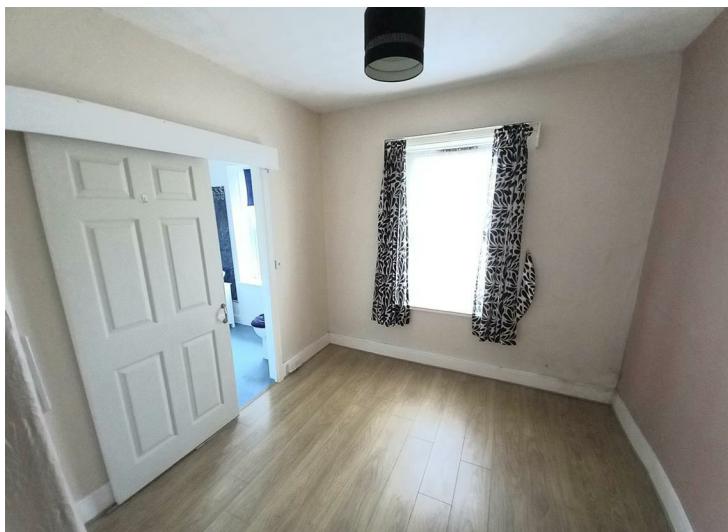
Guide Price

**£167,500**

## Period House Needing Improvement

11 Brookfield Street, Bideford, EX39 4ER

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



**Room list:**

- Entrance Porch and Hall
- Lounge
- Kitchen/Diner
- Sitting Room
- Master Bedroom
- En-Suite
- Bedroom 2
- En-Suite

## 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.

**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

