



BERE ALSTON

O.I.R.O. £325,000

Spacious 3 Bedroom Detached Bungalow in Quiet Location

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: D (62)

  
MILLER  
TOWN & COUNTRY





- » Spacious Detached Bungalow
- » 3 Bedrooms, 2 Generous Reception Rooms
- » Modern Fitted Kitchen
- » Gardens to Front & Rear
- » Garage & Parking
- » Quiet Cul-de-Sac Location
- » Short Walk to Village Centre

## The Property

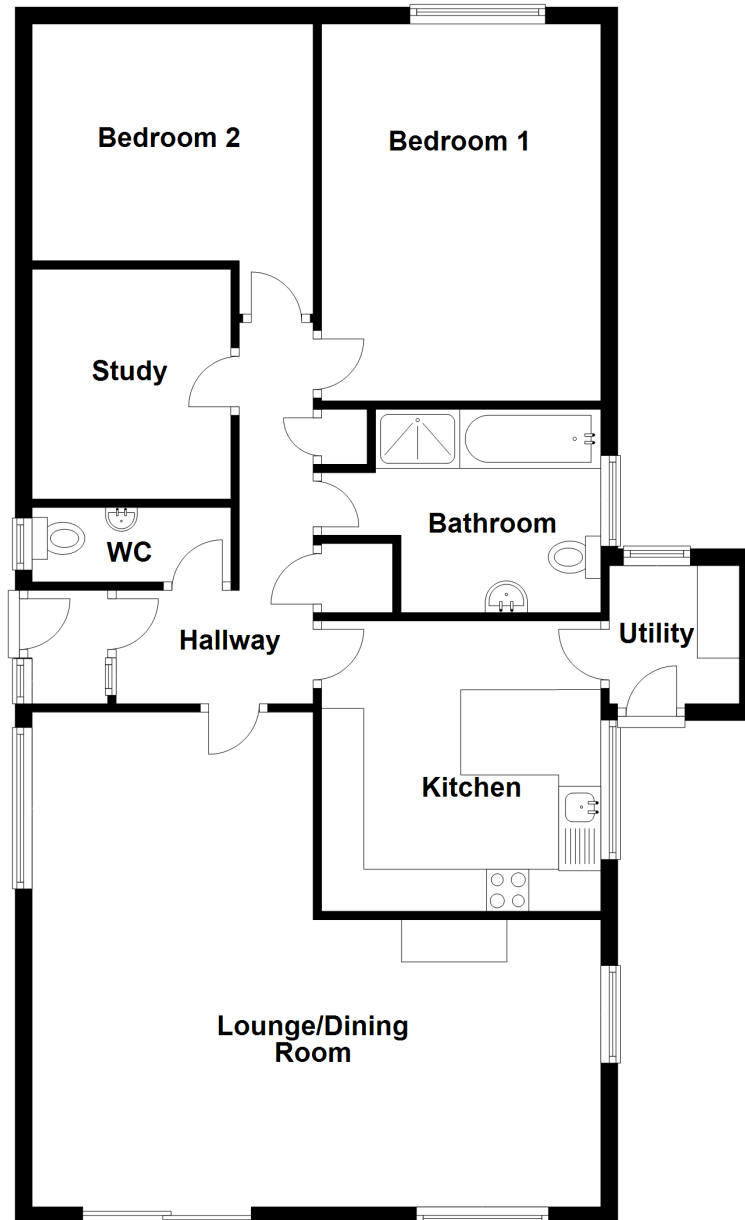
The light and airy bungalow is situated in a quiet corner cul-de-sac with a private driveway, and garage workshop. Just off the spacious hallway, as well as the all-important WC, is the semi-open plan dining room through to the dual aspect sitting room with patio doors leading out to the garden. There is a modern fitted kitchen with useful utility room extension just beyond. At the rear of the bungalow are three good sized bedrooms and a large main bathroom.

## Location

The property is located a short walk from the village centre which boasts a bakery, Post Office, hairdressers, butchers, Co-op supermarket and Premier store. There is also a medical centre and pharmacy along with a public house, church and take-away. On the fringe of the village is a reputable garage filling station and railway station with links to Plymouth and/or Calstock and Gunnislake in Cornwall. The nearby town of Tavistock is approximately 7 miles away, and there is a regular bus service. Plymouth is approximately 20-25 minutes' drive away.

## Ground Floor

Approx. 97.5 sq. metres (1049.1 sq. feet)



Total area: approx. 97.5 sq. metres (1049.1 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## Accommodation

### Ground Floor

Porch 4'5" x 3'6"

Hallway 7'8" x 4'5" ext. to 15'00" max (L-shaped)

Cloakroom 2'10" x 7'6"

Dining Room 10'11" x 9'9"

Sitting Room 22'10" x 11'1"

Kitchen 10'1" x 11'3"

Utility 5'4" x 5'0"

Bathroom 7'10" x 7'10"

Bedroom 1 14'7" x 10'10"

Bedroom 2 9'0" x 10'10"

Bedroom 3/Study 7'6" x 9'0"

### Outside

Detached Garage Workshop

Garage 8'6" x 18'8"

Workshop 8'11" x 6'9"

### Outside

The property has level gardens to the front and rear which predominantly laid to lawn for ease of maintenance with paved patio areas. To the rear there is a good-sized timber garden shed and there is access down either side of the bungalow.

**Services:** Mains electricity, water, drainage and gas.

**Council Tax Band:** D

**Tenure:** Freehold





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**VIEWING:**

Strictly through the vendor's sole agents  
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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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