Price £200,000



45 STATION ROAD, BERE ALSTON, YELVERTON, DEVON, PL20 7AF

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

A spacious two double bedroom end terrace property situated just a short walk from the village centre, offering easy access to amenities. In recent years, the property has had the benefit of a new kitchen, bathroom and shower room and a new roof. The living accommodation, which is arranged over three mezzanine levels comprises, entrance hall with storage cupboard leading through to the lounge and dining room. From the dining room, there is a staircase with a few steps leading down to a modern fitted kitchen/breakfast room and bathroom. From the kitchen, there is a pull down ladder giving access to a boarded loft room.

On the first floor, there are two good sized double bedrooms and a shower room.

Externally, to the front of the property there is a path to the front door and adjacent garden. At the rear of the property, there is a courtyard with storage shed leading to the parking area, providing parking 2/3 cars which in turn gives access to a very generous south facing garden, in excess of 100ft in length and enclosed by fence boundaries.

The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain.

BERE ALSTON

This tranquil Devonshire village has been labelled a World Heritage Site and offers a rare local railway station which forms part of the Tamar Valley Line, connecting to the waterside village of Bere Ferrers and Calstock plus onto Plymouth City in around 20 minutes, Tavistock and Yelverton are both 15 minutes away by car. There are Several shops including a post office stores with local bakery, two small supermarkets, butchers, hairdressers, ca-fé/restaurant, takeaway, pharmacy, doctors surgery, primary school, public house, bus services and a garage with petrol station. The surrounding fields of the village are peppered with public footpaths which have beautiful walks and views of the Tamar River and surrounding countryside. The Bere Peninsula is formed by the Rivers Tavy and Tamar creating a special secluded area steeped in history. Due to the rivers there are also public slipways and boat yards at Bere Ferrers and Weir Quay along with a gig club and excellent outdoor pursuit facilities.









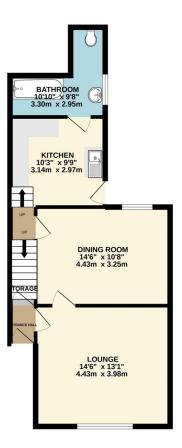
GUILD



naea | propertymark PROTECTED

FLOOR PLAN





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



TOTAL FLOOR AREA: 925 Sqtl, (86.0 Sqtm) approx. Well servery attempt has been made server be excursy of the doorphan contained here, measurement of doors, wholever, norms and any other items are approximate and no responsibility is taken for any entropy measurement. This plan is for instantive proposes only and should be used as such by any requestione purchase. This plan is for instantive proposes only and should be used as such by any requestione purchase. This plan is for the door possible and no responsibility of effective to their operability of effective y can be given. Made with Mercipsic course.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2023/2024 is $\pounds1,888.54$ (by internet enquiry with West Devon Borough Council. These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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