

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, café/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.



FLOOR PLAN



TOTAL FLOOR AREA: 925 sq.ft. (86.0 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-measurement. 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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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 £1,888.54 (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.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

