



9-10 The Square

Bere Alston, Yelverton, Devon, PL20 7BH

Guide Price £360,000



Property

Versatile spacious cottage (formerly two properties) recently reconfigured and renovated to a high standard, providing four double bedrooms, one downstairs with dressing area and ensuite. New flooring, kitchen, bathrooms, double glazed windows and doors, and new gas boiler with ten year guarantee. Situated in a quiet position within a popular village, private garden, ample parking, large allotment. No onward chain.

The accommodation briefly comprises: Entrance porch, sitting room, ground floor bedroom with dressing/sitting area and ensuite shower room, living room, kitchen, utility room, first floor shower room, three bedrooms, UPVC double glazing, gas fired central heating, hardstanding with parking for several cars, private garden and large allotment.

Accommodation

Entrance door to:

Porch – 6' 8 x 4' 8 (2.06m x 1.46m)

Windows to the front and side, tiled flooring, UPVC double glazed door to:

Sitting/Dining Room – 12' 9 x 11' 9 (3.92m x 3.64m)

Stone fireplace, exposed ceiling beams, UPVC double glazed window to the front with deep wooden sill, engineered oak flooring, radiator, door to:

Ground Floor Bedroom/Study – 10' 5 x 8' 4 (3.19m x 2.56m)

UPVC double glazed window to the rear, radiator.

Dressing/Sitting Area – 9' 8 x 6' 2 (2.98m x 1.88m)

Door to:



Shower Room – 6' 1 x 6' 1 (1.86m x 1.85m)

Large walk in thermostatic mains shower, heated towel rail/radiator, low level w.c., wash hand basin in vanity unit with cupboard below.

From the Sitting Room a wooden arched doorway leads to:

Living Room – 19' 1 x 12' 9 (5.82m x 3.92m) max inc staircase

Two UPVC double glazed windows to the front with deep sills, exposed ceiling beams, two radiators, fireplace with woodburning stove, engineered oak flooring, UPVC double glazed window to the rear with deep sill, staircase rises to the first floor, door to:

Lobby

Wall mounted Baxi combination boiler, steps up to:



Kitchen – 12' 1 x 9' 1 (3.68m x 2.78m) max

Modern newly fitted kitchen with 4-ring induction hob with integrated downdraught extraction, eye level electric oven and microwave, dishwasher and integrated fridge and freezer, two corner unit storage carousel and full height pull out larder storage unit, radiator, external door leads to the rear garden, dual aspect room with UPVC double glazed windows to the front and side overlooking the garden.

Utility Room – 7' 9 x 3' 10 (2.40m x 1.21m)

UPVC double glazed window to the rear, worktop, space and plumbing for automatic washing machine, space for further appliances.

From the Living Room, staircase rises to:

First Floor Landing

Access to the loft space, large airing cupboard

First Floor Landing Continued

With slatted shelving and radiator.

Shower Room – 9' 2 x 6' 3 (2.79m x 1.93m)

Large walk-in shower with thermostatic mains mixer shower, wash hand basin in vanity unit with cupboard below, low level w.c., radiator/towel rail, obscure UPVC double glazed window.

Bedroom 1 – 11' 8 x 11' 3 (3.59m (inc door recess) x 3.46m)

UPVC double glazed window to the front with open aspect, built-in wardrobe, radiator.

Bedroom 2 – 11' 7 x 9' 6 (3.57m x 2.92m)

UPVC double glazed window to the front, radiator.

Bedroom 3 – 10' 2 x 9' 3 (3.12m x 2.82m)

UPVC double glazed window to the rear, radiator.

Outside

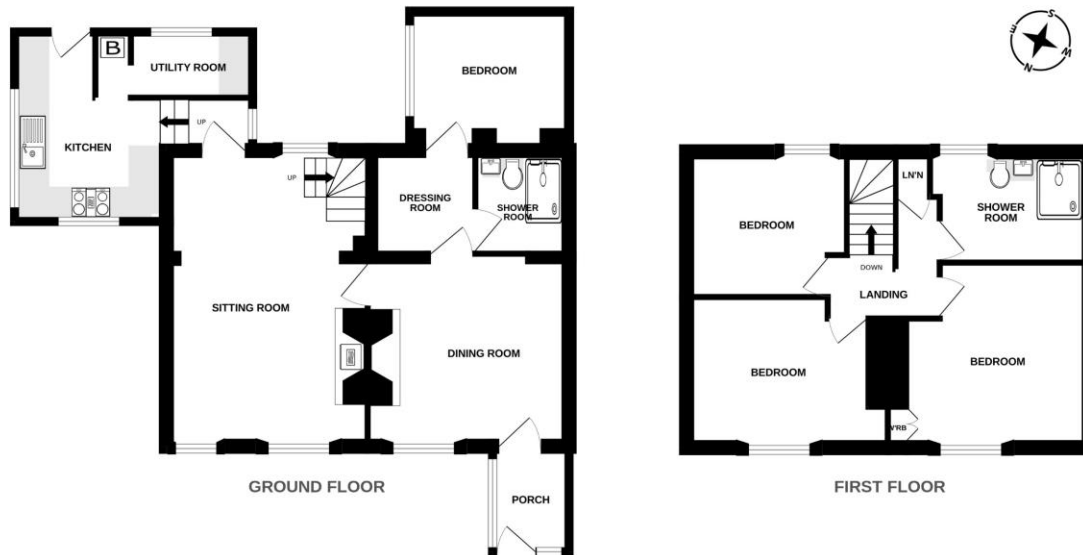
A pathway leads to the front of the cottage, where there is a gravelled area suitable for parking and a lawned area, divided by a low concrete wall.

The garden extends to the side and rear of the cottage with mature hedge/bank at the rear. A pathway to the side leads to an allotment, measuring 39m x 7m, with obvious scope and two sheds. On the opposite side of the lane, there is a further hardstanding area providing ample parking with two storage sheds.

Council Tax Band: C

Local Authority: West Devon Borough Council

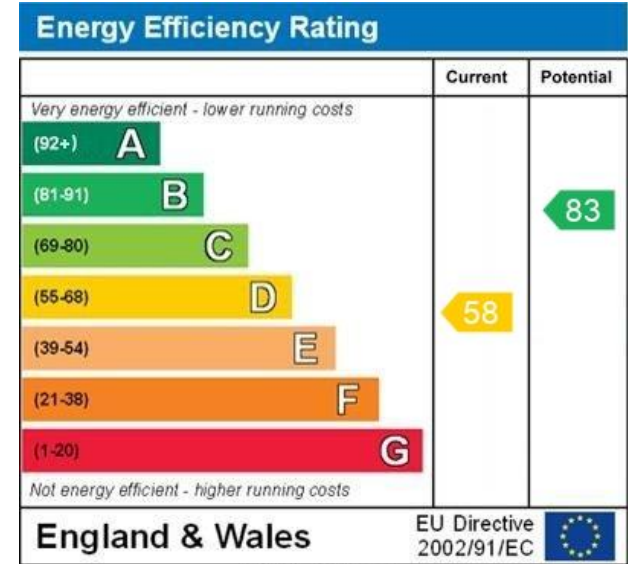
Postcode for SatNav: PL20 7BH



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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