



3 The Square

Bere Alston, Yelverton, Devon, PL20 7BH

Guide Price £250,000



Property

No onward chain. Deceptively spacious, mid terraced extended character cottage, situated in a quiet position on the edge of a popular village, within easy access to local amenities.

The accommodation briefly comprises: entrance porch, living room, dining room, kitchen/breakfast room, rear porch/utility room, two double bedrooms, bathroom, gardens, off road parking, UPVC double glazing.

Accommodation

UPVC double glazed door leads to:

Porch – 4’ 10 x 3’ 9 (1.51m x 1.20m)

Coat hooks, glazed panelled door to:

Living Room – 13’ 2 x 10’ 9 (4.01m x 3.31m)

UPVC double glazed window to the front with deep sill, exposed ceiling beams, stone fireplace housing wood burning stove, archway leads to:

Dining Room – 13’ 2 x 6’ 7 (4.01m x 2.04m)

Exposed stone wall and ceiling beams, staircase rises to the first floor.



Kitchen/Breakfast Room – 13’ 2 x 7’ 9 (4.01m x 2.41m)

Range of wall and base cupboards, space and plumbing for dishwasher, 4-ring gas hob with hood and electric oven, tiled flooring, UPVC double glazed window to the rear, panelled door to:

Rear Porch/Utility Room – 6’ 8 x 5’ 6 (2.06m x 1.72m)

Worktop with space for appliances including plumbing for automatic washing machine, wall mounted Valliant gas boiler, UPVC double glazed window to the side and external door to the rear courtyard.



From the dining room, staircase leads to:

First Floor Landing

Access to loft space, radiator.

Bedroom 1 – 13' 2 x 11' (4.01m x 3.36m)

UPVC double glazed window to the front with deep sill and open aspect, radiator, decorative period fireplace, built-in cupboard.

Bathroom – 7' 1 x 6' 7 (2.16m x 2.04m)

Modern bathroom suite with panelled bath with shower attachment, mixer taps and electric shower over, low level w.c. and pedestal wash hand basin, mirror fronted medicine cupboard.

Bathroom Continued

Heated towel rail/radiator.

Bedroom 2 – 12' 9 x 8' (3.92m x 2.45m)

Two UPVC double glazed windows to the rear overlooking the garden, radiator.

Outside

To the front of the cottage there is a hard standing providing off road parking and lawned garden with seating area and bordering plants. At the rear of the property there is a courtyard garden with store shed measuring 10' 8 x 7' 8 (3.29m x 2.37m) with window to the side.

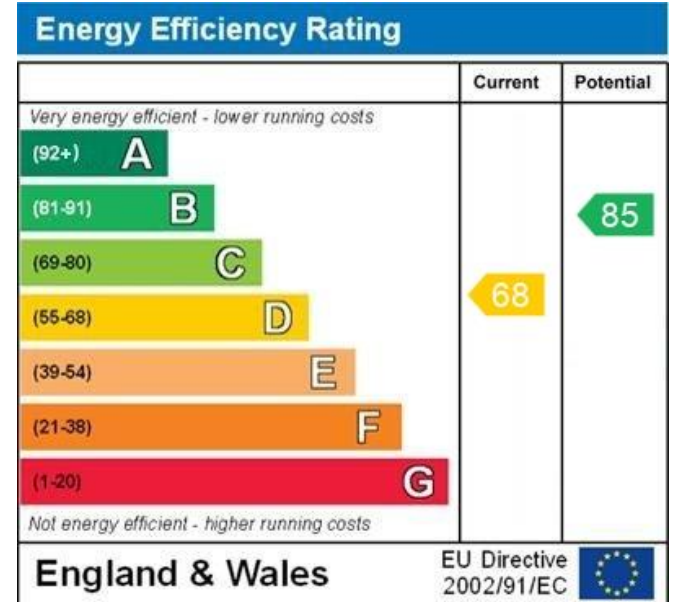
Outside Continued

Beyond the rear courtyard there is access to a garden allotment approximately 118' x 19' 7 (36m x 6m).

Council Tax Band: A

Local Authority: West Devon

Postcode for SatNav: PL20 7BH



VIEWINGS STRICTLY BY APPOINTMENT

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