



Town • Country • Coast



Station Road  
Bere Alston, Yelverton

Guide Price £250,000





## Station Road

Bere Alston, Yelverton

Situated in the heart of this popular village is this period village Cottage offering extensive and adaptable accommodation. Ripe for modernisation and improvement.

The front porch leads into a dining room with feature fireplace (not in use), with a door into the sitting room and an opening into the family room which also opens into the kitchen. The kitchen boasts a recess with Rangemaster cooker, wall mounted mains gas fired boiler and a range of wall and base units. From the family room a door leads to the stairs to the first floor and a further door into the rear utility room, which leads to the ground floor bathroom, with shower cubicle, bath, toilet and basin. A door from here connects back to the sitting room which could be blocked if required. On the first floor the landing gives access to three double bedrooms and bathroom with a 4 piece coloured suite incorporating raised bath, toilet, basin and bidet.

Outside, a side access can be used into the sitting room. From the utility room a door leads to the rear gardens with lawn and mature flowering shrubs including passion flower. A door gives access to a workshop with attached store and a further rear personal door to the garage, with power and light and an electric door which gives vehicular access onto Chapel Street.

Located within a short walk of village amenities and on street parking is close to hand.







#### Entrance Porch

#### Dining Room

13'7" x 11'3" (max) (4.16 x 3.45 (max))

#### Living Room

21'2" x 11'3" (6.46m x 3.43)

#### Ground Floor Bathroom

11'3" x 5'9" (3.44 x 1.76)

#### Utility Lobby

15'0" x 5'10" (max, irregular shaped room) (4.59 x 1.78 (max, irregular shaped room))

#### Kitchen

14'11" x 7'10" (4.56 x 2.39)

#### Family Room

18'8" x 7'5" (5.71 x 2.28)

#### First Floor Landing

#### Bedroom 1

11'9" x 11'4" (3.60 x 3.47)

#### Bedroom 2

13'10" x 10'2" (4.24 x 3.12)

#### Bedroom 3

11'4" x 10'11" (max) (3.47 x 3.33 (max))

#### Bathroom

11'8" x 6'1" (max) (3.57 x 1.86 (max))

#### Workshop

11'6" x 9'4" (plus store) (3.51 x 2.87 (plus store))

#### Garage

17'1" x 9'2" (5.23 x 2.80)

#### Tenure

Freehold. Shared driveway leads to the garage.

#### Services

TBC

#### EPC

E/47

#### Council Tax Band

C

#### Situation

Bere Alston is a village in West Devon which has a regular bus service to Tavistock and also boasts many amenities including a primary school, post office butchers, Co-Op, public house, doctor's surgery and a train station which links the village to Plymouth. The Bere Peninsula is located between the Ocean City of Plymouth and the Ancient Stannary Town of Tavistock.

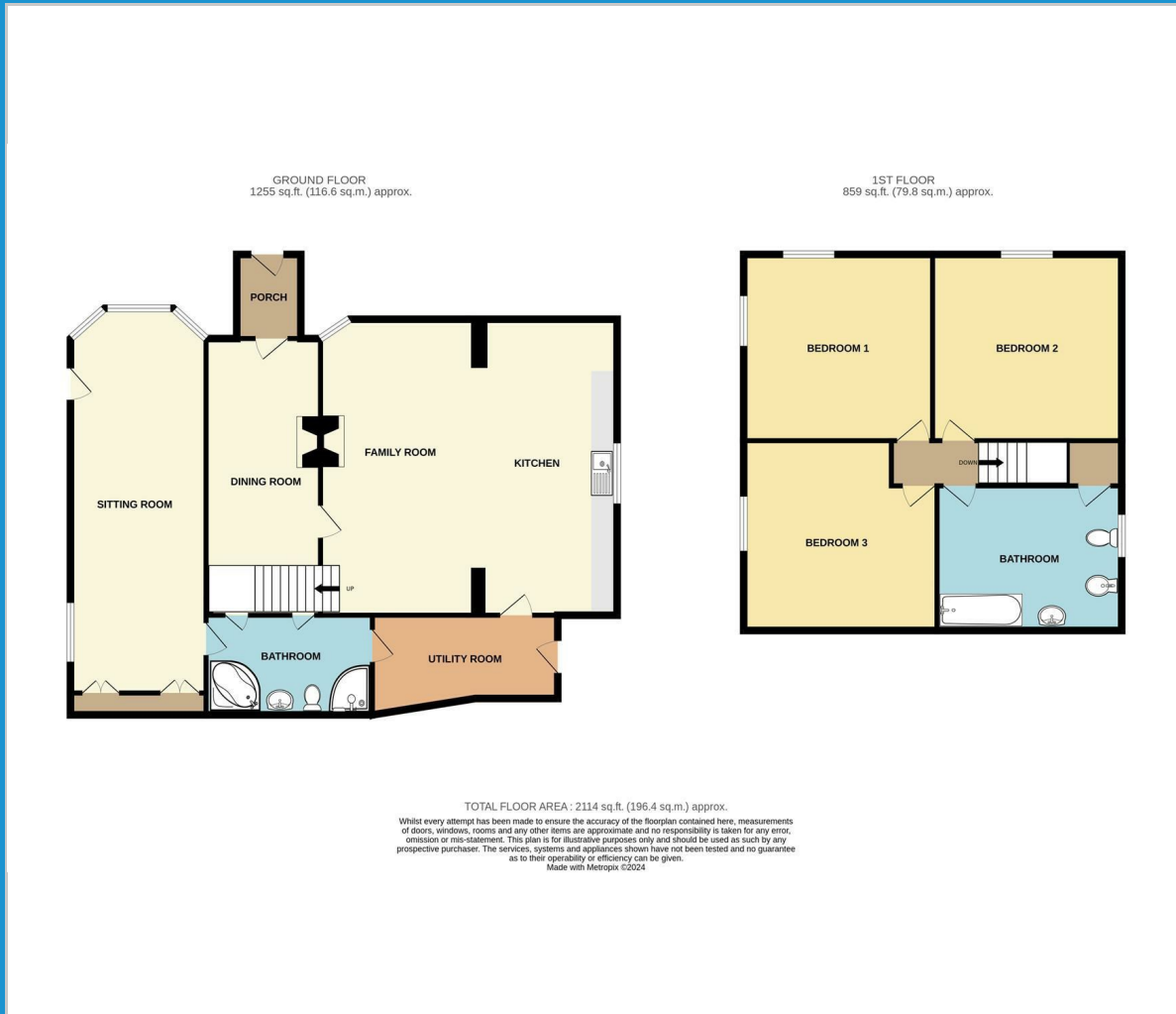
#### Directions

As you enter the village of Bere Alston, follow the main road down into the centre of the village until you come to a T-junction (with the pub on your left hand side). Turn right and the property will be found on your right hand side.





## Floor Plan



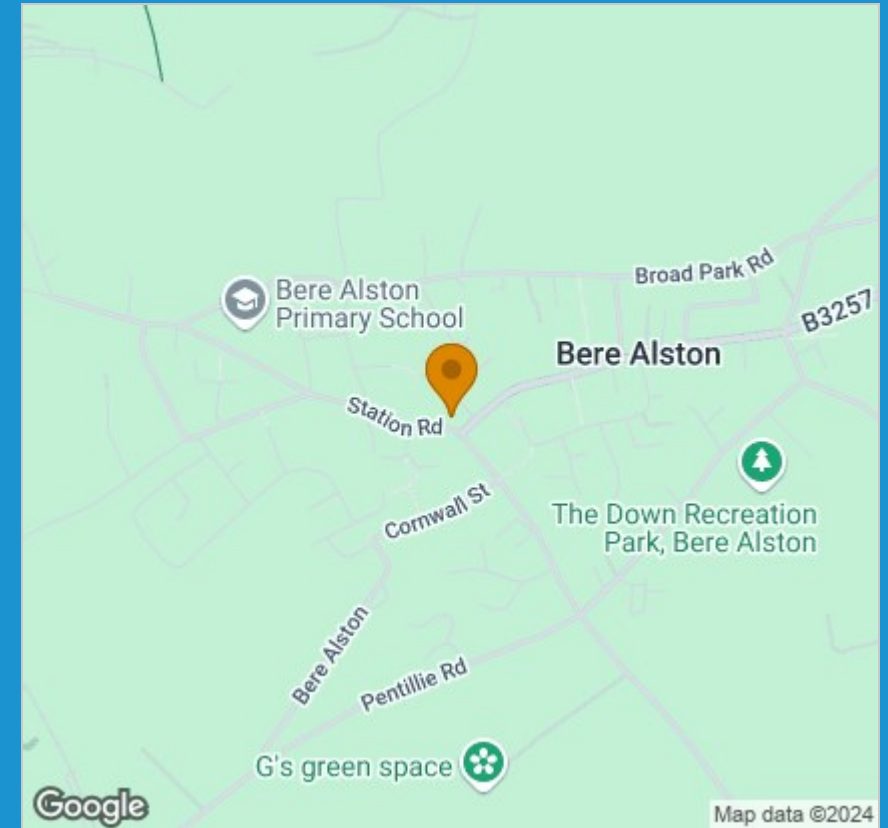
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

