



The Birds, 8 Drakes Park
GUIDE PRICE **£300,000**

Spacious Three Bedroom Semi with Large Garden in
Village Location, Bere Alston

MILLER TOWN & COUNTRY
exp UK



- » Recently Rerubished Throughout
- » Plenty of Natural Light
- » Three Spacious Bedrooms Upstairs
- » Duel Aspect Living Room
- » Modern Kitchen with Utility Room Adjacent
- » Study/2nd Reception Room Downstairs
- » Large Level Garden

The Property

This spacious three bedroom semi-detached property has been recently refurbished by the current owner and now offers a comfortable home with a large garden in the middle of this popular village. The ground floor flows well from the entrance hall into with the dual aspect living room overlooking the front and the back gardens, providing plenty of light. The kitchen is accessed from both the hallway and living room, offers plenty of worksurface and storage, and leads through to the rear passage where the utility room, downstairs WC and second reception room/study can be found along with the door to the rear garden. Upstairs are three spacious bedrooms and a bathroom.



Outside

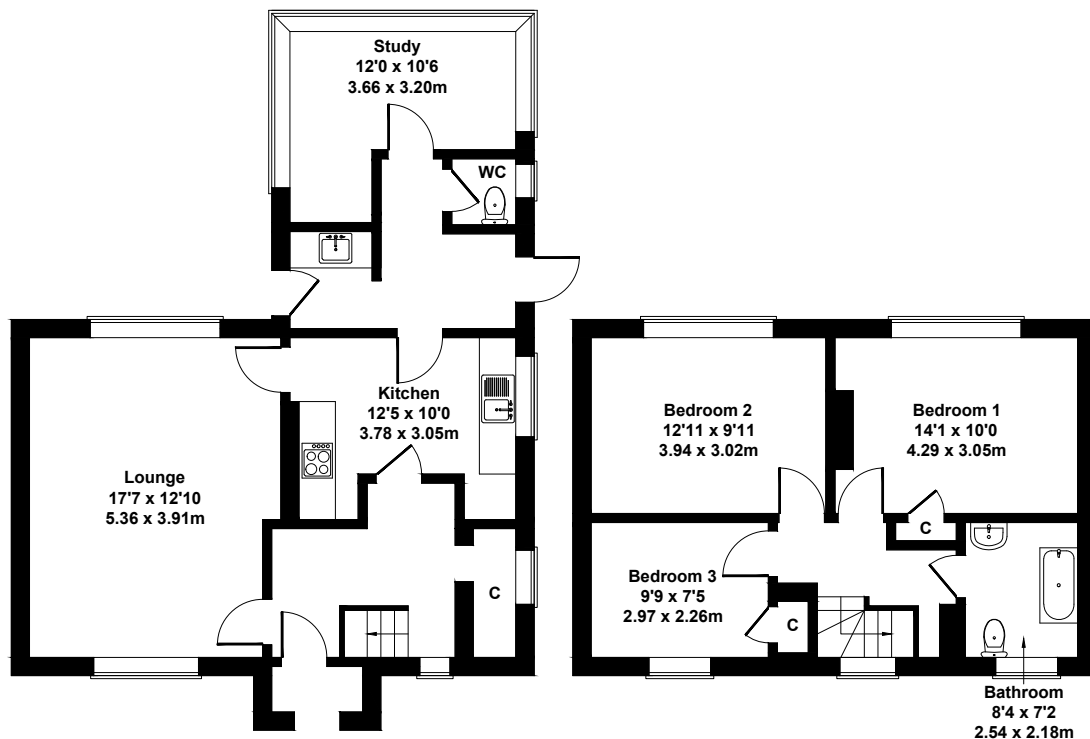
At the front of the property is a small walled gravelled space, perfect for pots. A path then leads to the large lawned side garden, elevated from the road and fenced, a blank canvas with huge potential. The path then leads to the rear of the property to a smaller lawned garden also accessed from the utility room, the perfect spot for a washing line.



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Approximate Gross Internal Area

1150 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

Bere Alston is situated on The Bere Peninsula, an unspoiled area of Devon between the River Tavy and Tamar offering attractive river walks and open countryside. The Village itself has many local amenities including local shops, a pub and a doctors surgery, along with a Primary School and village hall. There is also a regular bus service to the nearby town of Tavistock and a branch line rail link directly to the maritime city of Plymouth.

KEY INFORMATION

- 3/4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- No Parking
- Not Listed
- Heating: Gas
- Utilities: Mains electricity, water, drainage and gas
- Restrictions: Cannot operate a business from the premises.
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No - Mining report carried out and is clear
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (65)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: FTTP
- Mobile Signal: Indoor limited, outdoor likely
- Accessibility: Step access.

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VIEWING:

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