



FIRSLEA

GUIDE PRICE £265,000

Light & Bright Home with Views & Large Garage  
BERE ALSTON

MILLER TOWN & COUNTRY  
exp UK





- » Modern Semi with Far-Reaching Views
- » Contemporary Kitchen
- » Spacious Living Room / Diner
- » Three Bedrooms & Family Bathroom Upstairs
- » Plenty of Natural Light
- » Full Width Balcony & Small Garden
- » Double Garage Plus Workshop Space

## The Property

This modern three bedroom semi detached home, situated in a peaceful side road within the heart of a busy moorland village is not only full of natural light in every room, but also offers far reaching views from the living space and balcony at the rear. The kitchen is modern with plenty of work surface and enough room for a dining table. The living room situated at the back of the house offers space to put a larger table and has an open fire making it a cosy space to watch the weather go by through the winter. Double doors open from this room on to the balcony for the sunnier summer months. Upstairs are three double bedrooms and a family bathroom. Below the property is a large double garage with a separate workshop space at the rear.



## Outside

At the front of the property, there is a small step leading to the front door from the pavement. The driveway is accessed to the side leading to both yours and your neighbour's parking and garage. There is also a small garden which is laid to lawn with a fence boundary and plenty of space for a washing line. with views over the garden and countryside beyond.







Total area: approx. 137.8 sq. metres (1483.0 sq. feet)  
Firslea, Chapel Street, Bere Alston, Yelverton

## 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 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.

**Agent's Notes:** Property has right of access over neighbour-owned driveway from street to garage & parking area. A further neighbour has right of access across the parking area owned by this property. Gas Boiler & radiators new in 2018. Windows & doors new in 2019.

## KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Double Garage & Driveway Parking
- Not Listed
- Heating: Gas
- Utilities: Mains electricity, water, drainage & gas
- Restrictions: Rights of access over driveway - see Agent's Notes to left and title for details, copy available on request
- Easements, Wayleaves: Access for water pipes & electric cabling (see title for details, copy available on request)
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: C (69)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: FTTC
- Mobile Signal: Indoor limited, Outdoor Likely
- Not suitable for wheelchair users

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### VIEWING:

Strictly through the vendor's sole agents  
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