



87 BROAD PARK DRIVE 4 Bed House with Views in Need of Cosmetic Updates  
O.I.R.O. £375,000 BERE ALSTON

MILLER TOWN & COUNTRY  
exp UK



- » Four Bedroom Detached House
- » Extensive Rural Views Across Tamar Valley
- » Garage & Parking
- » In Need of Cosmetic Updates
- » Manageable Project - Create Your Dream Home
- » Popular Village - Close to Amenities
- » Photovoltaics & Electric Boiler
- » Double Glazing

## The Property

This is a wonderful opportunity to acquire a relatively modern house in need of a cosmetic refresh – a manageable project allowing you to create your dream home!



One enters a spacious hallway with stairs leading up to the first floor and there is a cloakroom / WC leading off. To the left is a study / home office and to the right, a well-proportioned kitchen / dining room with a good amount of storage and worktop space and a window to the front. A door from this room gives access to the garage.



To the rear of the property a generous living room spreads the whole width of the house and has far-reaching country views across the Tamar Valley. Double doors lead into a uPVC conservatory which also enjoys the same beautiful un-restricted views – a great space for morning coffee or a glass of wine after a busy day!

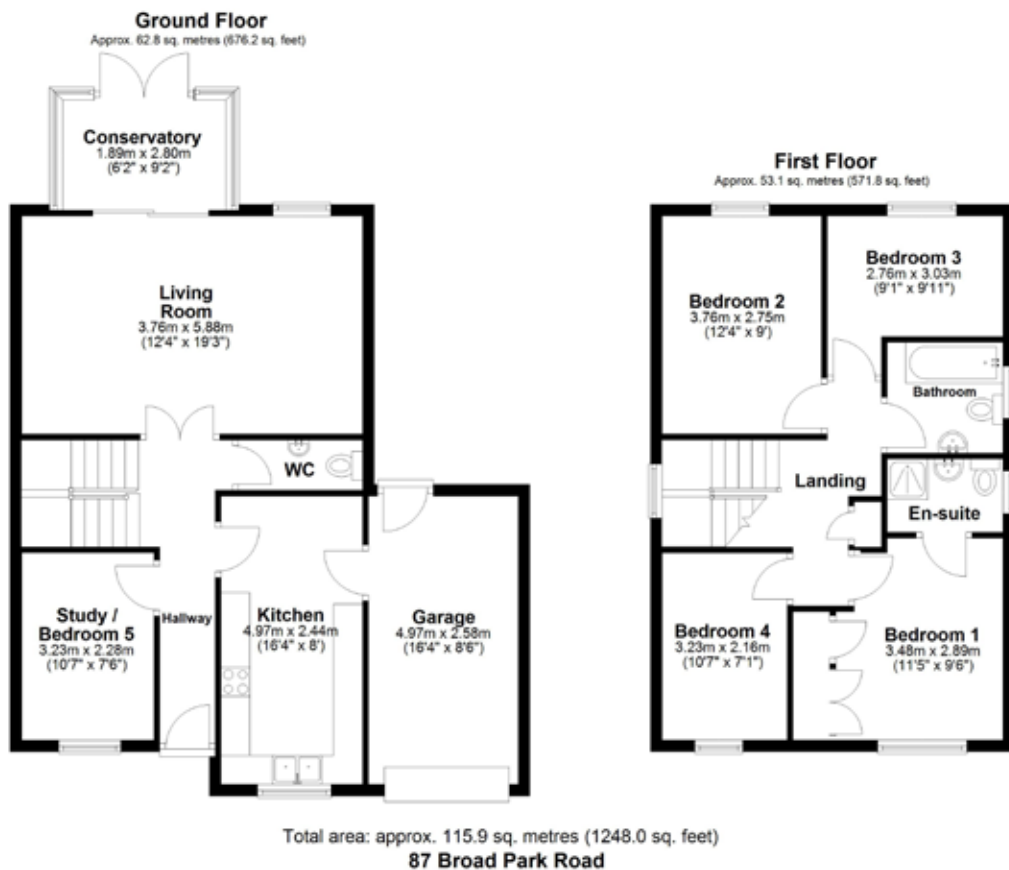


On the first floor are four bedrooms, one with its own en-suite shower room, and a further family bathroom.



## Outside

At the front of the house a large drive provides off road parking for three to four cars and gives access to the integral garage. The level front garden is mainly lawn with planted borders, and a pedestrian gate leads around to the side of the property. At the rear is a fully enclosed garden, bordering open fields and enjoying extensive country views.



## Location

The Bere Peninsular is a delightful area situated between the Rivers Tavy and Tamar with excellent access to river frontage and a popular boat yard in Weir Quay. Bere Alston is a well-supported community with a wide range of amenities, including doctors' surgery, pharmacy, COOP supermarket, Post Office, bakery and butchers'. There is a highly regarded garage and a regular bus service and rail link give access to nearby Plymouth. The towns of Tavistock and Plymouth both offer a comprehensive range of amenities, retail outlets, supermarkets and higher education.

**Agent's Note:** Property being sold as deceased estate with limited information available outside that in public domain. Title available upon request.

## KEY INFORMATION

 4 Bedrooms	 EPC Rating: E (54)
 2 Bathrooms	 Council Tax Band: D
 2 Reception Rooms	 Tenure: Freehold
 Single Garage & Driveway Parking for 4 Cars	 Broadband: FTTP
 Not Listed	 Mobile Signal: Indoor limited, Outdoor likely
 Electric Boiler (PV-powered) & Night Storage Heaters	 Not suitable for wheelchair users
 Utilities: Mains electricity, water & drainage	
 Restrictions: None known	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: Historic mining in area	
 Planning Permission / Proposed Developments: None known	

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### VIEWING:

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