



TREVOZAH
OIEO £300,000

Spacious 3 Bed Bungalow in Large Plot with Potential for
Modernisation & Extension, BERE ALSTON

MILLER TOWN & COUNTRY
exp UK



- » Refurbishment Opportunity
- » Detached Three Bedroom Bungalow
- » Gardens & Woodland Approaching 0.75 Acres
- » Partially Updated
- » Ideal Location on Edge of Village
- » Short Walk to Open Countryside / Station
- » Close to Amenities

The Property

Exciting opportunity to modernise and refurbish a large three-bedroom detached bungalow situated on the fringe of the village of Bere Alston with open views over the Tamar Valley. The property is set in a large plot of approximately three quarters of an acre, with a further area of woodland. The property has a large dining room, separate sitting room and kitchen, as well as two large double bedrooms, a single bedroom and a modernised bathroom. The kitchen has been updated more recently and gas central heating has been installed. The living room is well presented but the remainder of the property is in need of refurbishment to bring it to modern standards. In addition, the gardens offer sufficient space for further extension if desired, subject to obtaining the necessary consents of course.

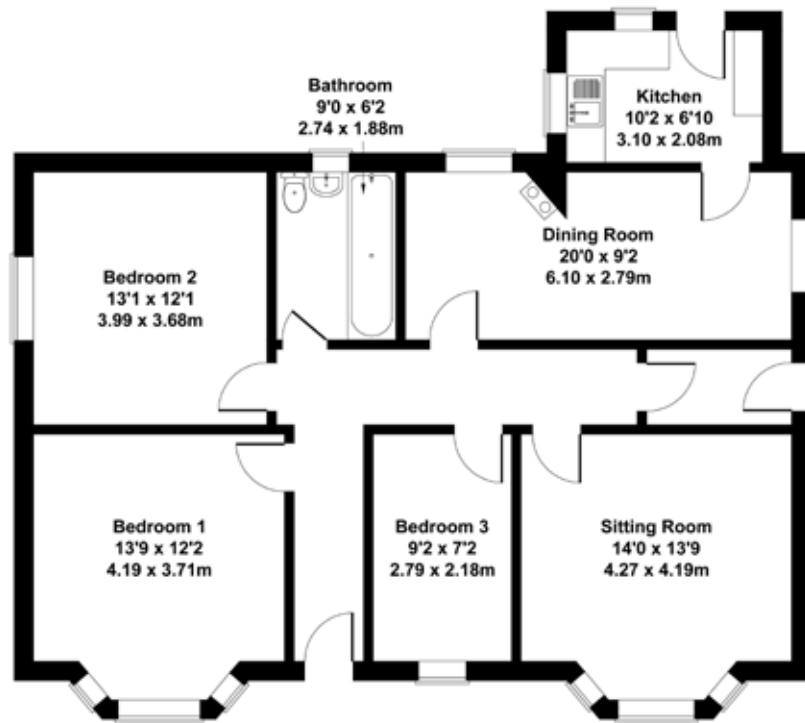
Outside

The property is approached via a private driveway leading which wraps around all the property and out via a separate access. The gardens are predominantly lawn and wrap around the property. At the rear is an access into a further area of woodland, bringing the total plot size to approximately 0.75 acres.



Trevozah

Approximate Gross Internal Area
1095 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

Situated on the fringe of the village, the property has easy access to open country walks as well as the village railway station and a wide range of amenities, which include primary school, doctors', pharmacy, Post Office, baker, butchers' and a small Coop supermarket. The Bere Peninsula is popular due to the wonderful countryside around it and the easy access to the waterfront at Weir Quay and Bere Ferrers. Deep water moorings are available in the River Tamar, and there are several slipways offering access for paddle boarding, kayaking and sailing.

KEY INFORMATION

	3 Bedrooms		EPC Rating: D (61)
	1 Bathroom		Council Tax Band: A
	2 Reception Rooms		Tenure: Freehold
	Plentiful Driveway Parking		Broadband: Ultrafast (FTTP)
	Not Listed		Mobile Signal: Indoor limited, Outdoor likely
	Heating: Gas		Lateral Living, Step-Free Access
	Utilities: Mains electricity, gas & water. Drainage TBD		
	Restrictions: No access or parking beyond existing driveway (see title)		
	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 area		
	Planning Permission / Proposed Developments: None known		

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01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road, Tavistock
Devon, PL19 0AU



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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