



AMWELL  
OFFERS OVER £500,000

Modern Spacious Bungalow in a Quiet Tucked Away Plot.  
BERE ALSTON

MILLER TOWN & COUNTRY  
exp UK





- » Three Double Bedrooms - Master En-suite
- » Separate Dining Room and Living Room
- » Modern Kitchen and Utility Room
- » Modern Luxury Main Bathroom
- » Gated Wrap Around Gardens
- » One Single Garage and a Double Garage
- » Driveway for Multiple Vehicles



## The Property

Tucked away in a quiet corner of the peaceful village of Bere Alston, this immaculate three bedroom bungalow sits in the middle of a large garden plot. You are welcomed through the glazed entrance porch, the perfect place to take off shoes and coats, and walk through to a wide hallway leading to all the internal accommodation. The spacious dining room leads through to a bright living room complete with log burner to keep you warm and cosy in the winter, and sliding patio doors through to the entrance porch to allow a breeze through the summer. The kitchen has been well thought out with plenty of surface space and storage and works well with the utility room adjacent. The main bedroom offers ample space with floor to ceiling wardrobes and a good size en-suite, whilst the third bedroom adjoins the luxurious main bathroom with large shower and free standing slipper bath. The second bedroom (currently used as a craft room) is also a large double and could easily house an en-suite (subject to permissions and plumbing) should it be required.

## Outside

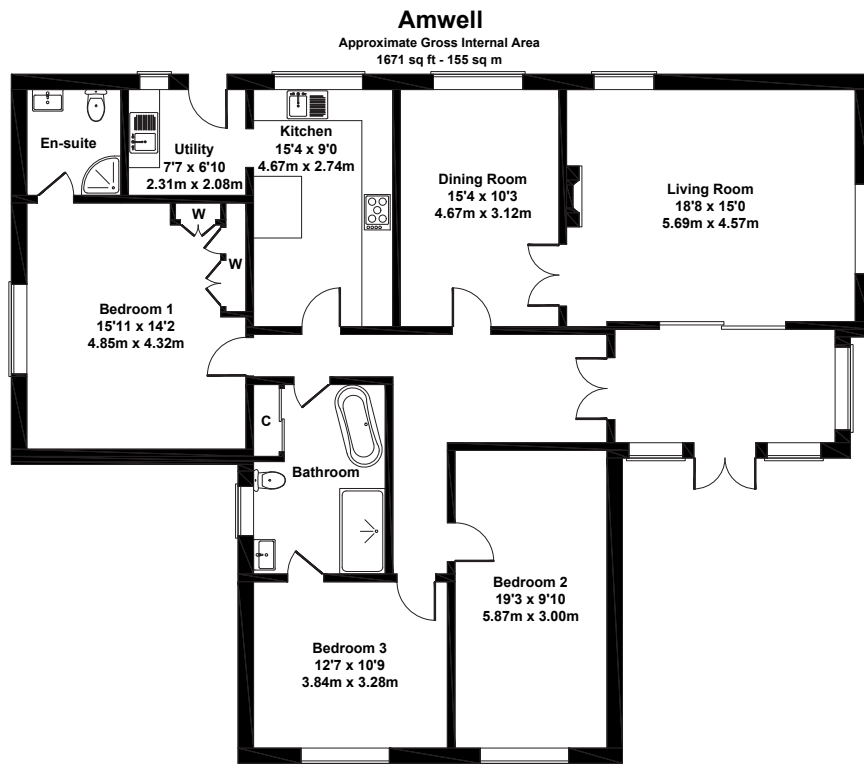
The house is approached via a road over a private lane, and through double gates to a large driveway with plenty of parking for multiple vehicles. There is a double garage, and a single garage, perfect for garden storage. The gardens surround the whole bungalow and are split into sections that contain many specimen trees. There are seating areas, lawns, flower beds and raised beds for growing veg as well as plenty of space for a washing line and can be seen from the windows.











GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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## Location

Bere Alston has a wide range of amenities including a local Coop, Premier Stores and village Post Office, butchers, bakers and pharmacy, as well as a doctors' surgery, primary school and regular bus service. There is also a useful rail link to the nearby city of Plymouth. The Bere Peninsula is popular due to the stunning scenic country and river walks - the nearby villages of Weir Quay and Bere Ferrers offers direct access to the waterfront, and there is a boat yard and slipway ideal for those who enjoy sailing, paddleboarding, windsurfing or kayaking.

**AGENTS NOTE:** We are aware the septic tank is non compliant which might affect borrowing.

## KEY INFORMATION

- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Double and single garage, driveway
- Not Listed
- Heating: Gas
- Utilities: Mains electric, water and gas. Private 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: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: C (72)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTC  
\*Per Ofcom
- Mobile Signal: Inside likely, Outside good, \*Per Ofcom
- Level Access

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### VIEWING:

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