



110 BROAD PARK ROAD
OFFERS OVER £300,000

Immaculate Bungalow in Peaceful Village
BERE ALSTON

MILLER TOWN & COUNTRY
exp UK



- » Immaculately Presented
- » Spacious Living Room with Log Burner
- » Fitted Kitchen and Shower Room
- » Separate Dining Room / Bedroom 3
- » 2 Double Bedrooms
- » Level, Easy Maintenance Garden
- » Large Driveway and Single Garage / Workshop

The Property

Situated on a peaceful road on the fringe of the Village of Bere Alston, this beautifully presented bungalow offers a light bright home on a level and easily maintainable plot. The entrance hall immediately welcomes you in with its warm wooden flooring and leads you immediately into the living room with its big picture window to the front and multi fuel burner for those cosy nights in. On the opposite side of the hall are two double bedrooms, the main with built in wardrobes overlooking the front, and both are served by the modern shower room. The separate dining room, which could also be used as a third bedroom has patio doors overlooking the garden giving plenty of natural light and the well fitted kitchen with plenty of storage leads out into a covered store with access to the garden and garage/workshop.



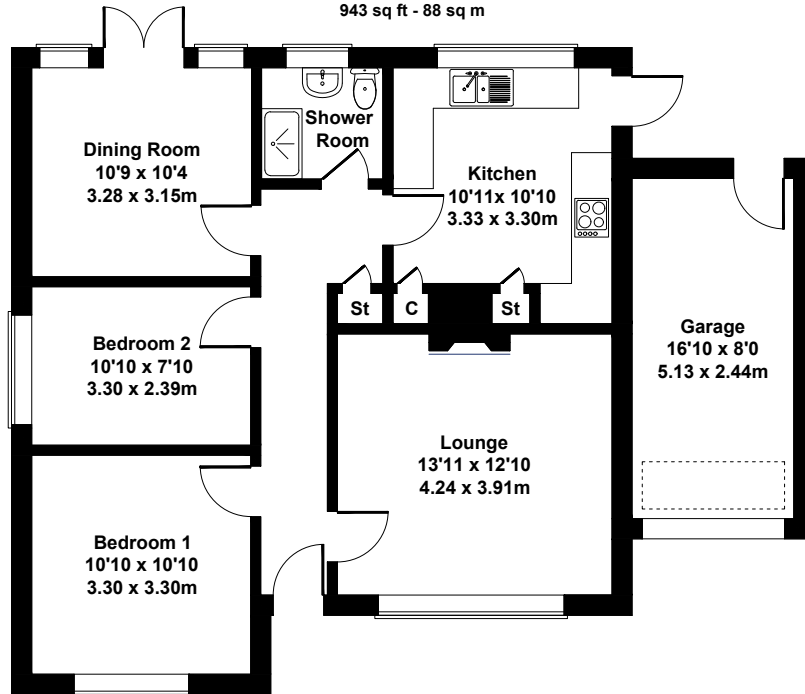
Outside

At the front the brick paved driveway offers plenty of space for multiple vehicles and is bordered with grass and shrubs. A gate leads to the side where there is plenty of room for coal/log storage and another gate leads to the rear. The rear garden is mostly laid to lawn with a large patio terrace with plenty of space to put pots and to sit and enjoy the sunshine. There is a small storage shed and space for a washing line, and is surrounded by a recently replaced fence all around.



110 Broad Park Road

Approximate Gross Internal Area
943 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

Agents Note: Mines and Mineral rights noted on the title.

KEY INFORMATION

 2 Bedrooms	 EPC Rating: D (66)
 1 Bathroom	 Council Tax Band: C
 2 Reception Rooms	 Tenure: Freehold
 Driveway and garage	 Broadband: FTTP *Per Ofcom
 Not Listed	 Mobile Signal: Inside good, Outside good. *Per Ofcom
 Heating: Gas	 Lateral Living
 Utilities: Mains, electric, water, drainage and gas	
 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: Yes	
 Planning Permission / Proposed Developments: None known	

Miller Town & Country powered by eXp

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

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS 2008:
These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of any
contract.

