



4 PENTILLE CLOSE  
GUIDE PRICE £225,000

Modern Home with South-Facing Garden & Views  
BERE ALSTON

MILLER  
TOWN &  
COUNTRY  
exp uk



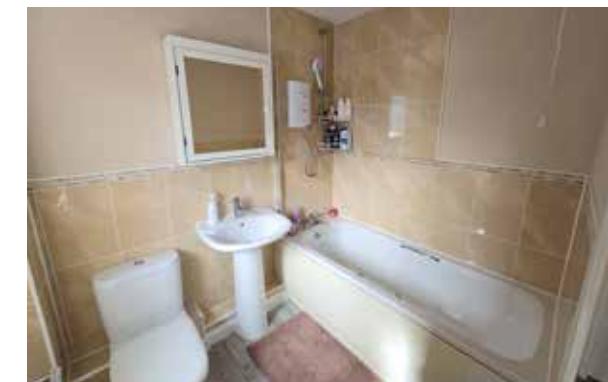
- » Three Bedroom Terraced Home
- » Quiet Cul-de-sac in Popular Village
- » Main Bedroom En Suite, Family Bath Plus WC
- » Private Rear Garden
- » Far-Reaching Views Over Residents' Park Area
- » Single Garage Plus Allocated Parking

## The Property

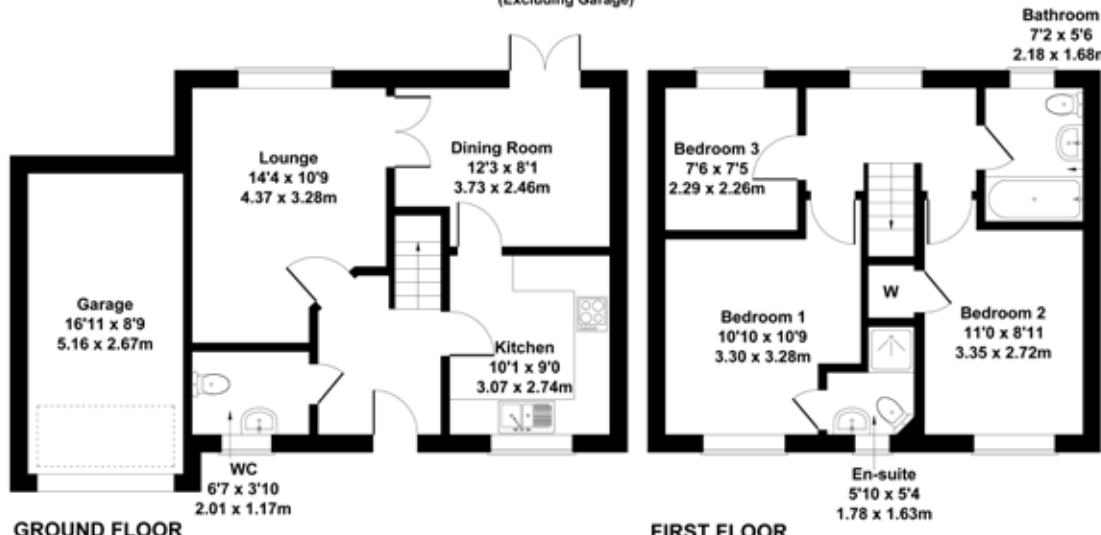
Situated in a quiet cul-de-sac on the edge of a busy village, this modern terrace house not only offers plenty of natural light throughout but also has far reaching views over Kit Hill from the front, and green fields and countryside at the rear. The ground floor is arranged in a circle allowing great flow between the rooms. The spacious living room is on the left as you enter and double doors from here give access to the dining room which has lovely french doors opening on to the south facing rear garden. A glass door leads on to the modern kitchen with great 'washing up views', and from here you are back to the hallway and that all important downstairs WC. Upstairs are two spacious double bedrooms, one with an en-suite shower room, and a small double/large single, all serviced by a main bathroom. The whole property is in good order and offers potential to open up the ground floor if desired.

## Location

Bere Alston is a thriving village on the edge of Dartmoor with plenty of walks and cycle routes to explore. The village has many local amenities including a local shop, pub, church, village hall and local primary school. Tavistock is easily accessible by car and bus, and Bere Alston has a branch train line into Plymouth city centre.



**4 Pentille Close**  
Approximate Gross Internal Area  
917 sq ft - 85 sq m  
(Excluding Garage)



## Outside

At the rear is a south facing walled garden which is gently sloping and mostly laid to lawn with a patio seating area and mature flower bed and shrub borders. There is a gated access leading to an allocated parking space. At the front there is a single garage (situated under the coach house adjacent) providing parking for one, or a good amount of storage. Access to the residents' park can also be found just opposite.

**Agent's Note:** Estate charge applies for communal grounds and park. Currently £38.07/month

## KEY INFORMATION

	3 Bedrooms		EPC Rating: C (80)
	2 Bathrooms		Council Tax Band: C
	2 Reception Rooms		Tenure: Freehold
	Garage + Allocated Parking		Broadband: FTTP
	Not Listed		Mobile Signal: Inside, Outside limited (Ofcom)
	Heating: Gas		Not configured for wheelchair users
	Utilities: Mains electricity, gas, 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: No		
	Planning Permission / Proposed Developments: None known		

**Miller Town & Country powered by eXp**

01822 617243 | [tavistock@millertc.co.uk](mailto:tavistock@millertc.co.uk)

[www.millertc.co.uk](http://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.

