



Town • Country • Coast



Fore Street  
Bere Alston, Yelverton

Guide Price £222,500



## Fore Street

Bere Alston, Yelverton

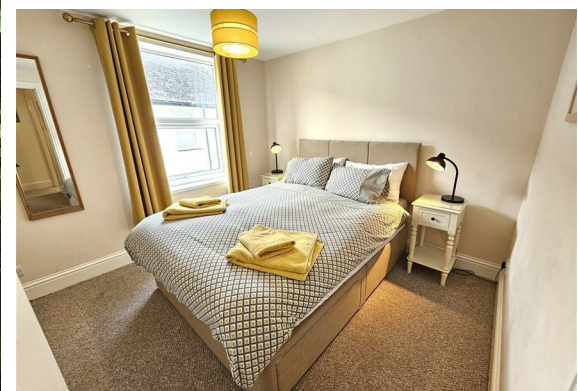
NO ONWARD CHAIN. Gardens and Parking! If you are you looking for a character village cottage, with gardens and private parking, within walking distance of the post office, shop, cafe and church, to name a few, then this cottage could be for you. Offered with no onward chain and two double bedrooms, this beautifully refurbished home will appeal to a variety of buyers.

This sought after self-contained village offers many amenities and is also within easy access of Tavistock, Yelverton and Callington.

Immaculately presented with a spacious lounge/diner, ample room for dining table and chairs, an understairs storage cupboard and stairs rising to the first floor. A well fitted kitchen comprises a range of wall and base units with electric built-in cooker and induction hob with extractor over. Integrated washer/dryer, freestanding dishwasher and fridge freezer. An attractive stable style door leads out to the rear courtyard and garden.

On the first floor landing a cupboard houses the mains gas fired boiler for central heating and leads to two double bedrooms, one with built-in wardrobe and one with slightly restricted head height, exposed 'A' frames. Attractive bathroom with mains fed shower over bath, basin and WC.

A particular feature of this home is the gardens. A rear courtyard provides a sun trap area for dining al fresco, with a Mediterranean feel and steps up to a well stocked garden, an abundance of flowering and fragrant shrubs creating all round colour, with a good degree of privacy and seclusion. A gate then leads to a rear access with allocated private parking space. In the lane is a further visitors space and access then leads to the village free car park, off Pilgrim Drive.





### Lounge/Diner

14'8" x 9'0" (4.48 x 2.76)

### Kitchen/Breakfast Room

11'10" x 8'10" (3.62 x 2.70)

### First Floor Landing

### Bedroom 1

10'3" x 9'8" (3.14 x 2.96)

### Bedroom 2

12'0" x 8'7" (3.66 x 2.64)

### Bathroom

6'6" x .282'1" (2.00 x .86)

### Services

Mains gas, water, drainage and electricity.

### EPC

C75

### Local Authority

West Devon Borough Council. Currently small business relief, will revert to Band B.

### Tenure

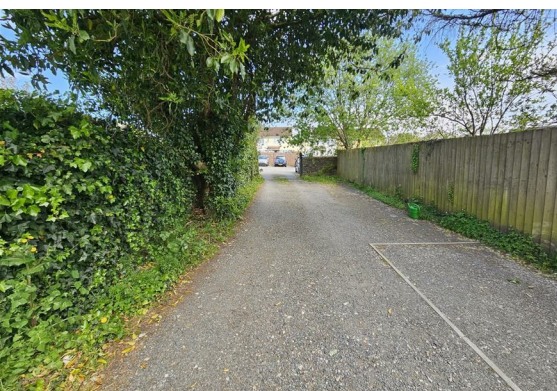
Freehold

### Situation

Bere Alston is a thriving village with the atmosphere and facilities of a small town. It has several shops including two convenience stores, a Post Office and bakery, a butcher's, a hairdresser and a pharmacy. There is also a primary school and health centre, plus a pub and takeaway. The village is situated in beautiful countryside within the Tamar Valley Area of Outstanding Natural Beauty. There are many footpaths radiating all around and there are also boatyards at nearby Weir Quay and Bere Ferrers on the River Tamar, making it an ideal location for those who enjoy the outdoor life. There are excellent public transport links, including regular buses to Tavistock, just six miles away, and a railway station on the scenic Tamar Valley Line giving access to Plymouth within 20 minutes.

### Directions

Enter Bere Alston on the B3257 (Bedford Street). Carry straight on Bedford Street travelling down the hill towards the centre of the village. Continue down into the centre of the village. At the T-junction turn left and continue on that road past the Co-Op and the property is located on the left hand side.



Floor Plan



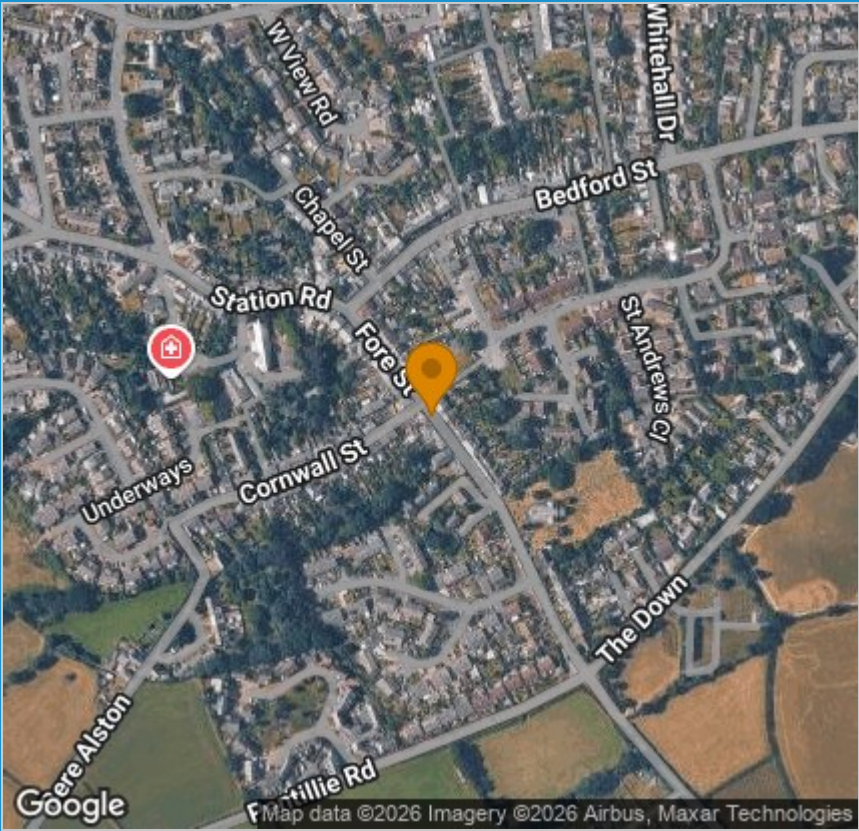
Viewing

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Area Map



Energy Efficiency Graph

