



Town • Country • Coast



Lockeridge Road  
Bere Alston, Yelverton

Guide Price £290,000



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## Lockeridge Road

Bere Alston, Yelverton

Attractive semi-detached cottage, boasting a double garage, generous private driveway and delightful gardens. Offering three bedroom spacious accommodation and conveniently located within walking distance of village shops and amenities.

The cottage is believed to have been built in the mid 1800s and extended in the late 1990's to provide spacious accommodation with an entrance hall, lounge with an open fireplace, window seat and deep understairs cupboard. A door then leads into the kitchen/diner, fitted with a range wall and base units, built-in electric cooker, hob and space for white goods. A door leads to the rear, where an outside wet room boasts a shower, WC and wall mounted gas fired boiler.

On the first floor, the landing gives access to three bedrooms, two being generous doubles. The bedroom to the front elevation has two windows, one with window seat and the rear main bedroom enjoys rural views. A good sized bathroom is fitted with a vanity basin and WC with concealed flush, corner bath with mains fed shower over.

A private lane to the side of the house gives shared access to this and one other property, then leads to the gated private driveway providing parking for several vehicles. A detached double garage with electric roll up door, light and power, ample overhead storage and a door to the rear raised terrace. A south facing garden has been carefully maintained by the present vendors, including an ornamental pond, lawned areas, vegetable garden with raised beds and interspersed with many established shrubs and small trees.





#### Entrance Hall

#### Lounge

15'3" x 13'3" plus door recess (4.66m x 4.04m plus door recess)

#### Kitchen/Diner

13'1" x 12'4" max (3.99m x 3.76m max)

#### First Floor Landing

#### Bedroom 1

13'1" x 10'6" (3.99m x 3.21m)

#### Bedroom 2

13'4" max x 9'8" (4.07m max x 2.96m)

#### Bedroom 3

8'11" x 6'9" (2.73m x 2.08m)

#### Bathroom

8'9" x 7'3" (2.67m x 2.23m)

#### Detached Double Garage

19'10" x 16'0" (6.07m x 4.89m)

#### Services

Mains Gas, Electric, Water and Drainage

#### EPC

D 62

#### Local Authority

West Devon Borough Council - Tax Band B

#### 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

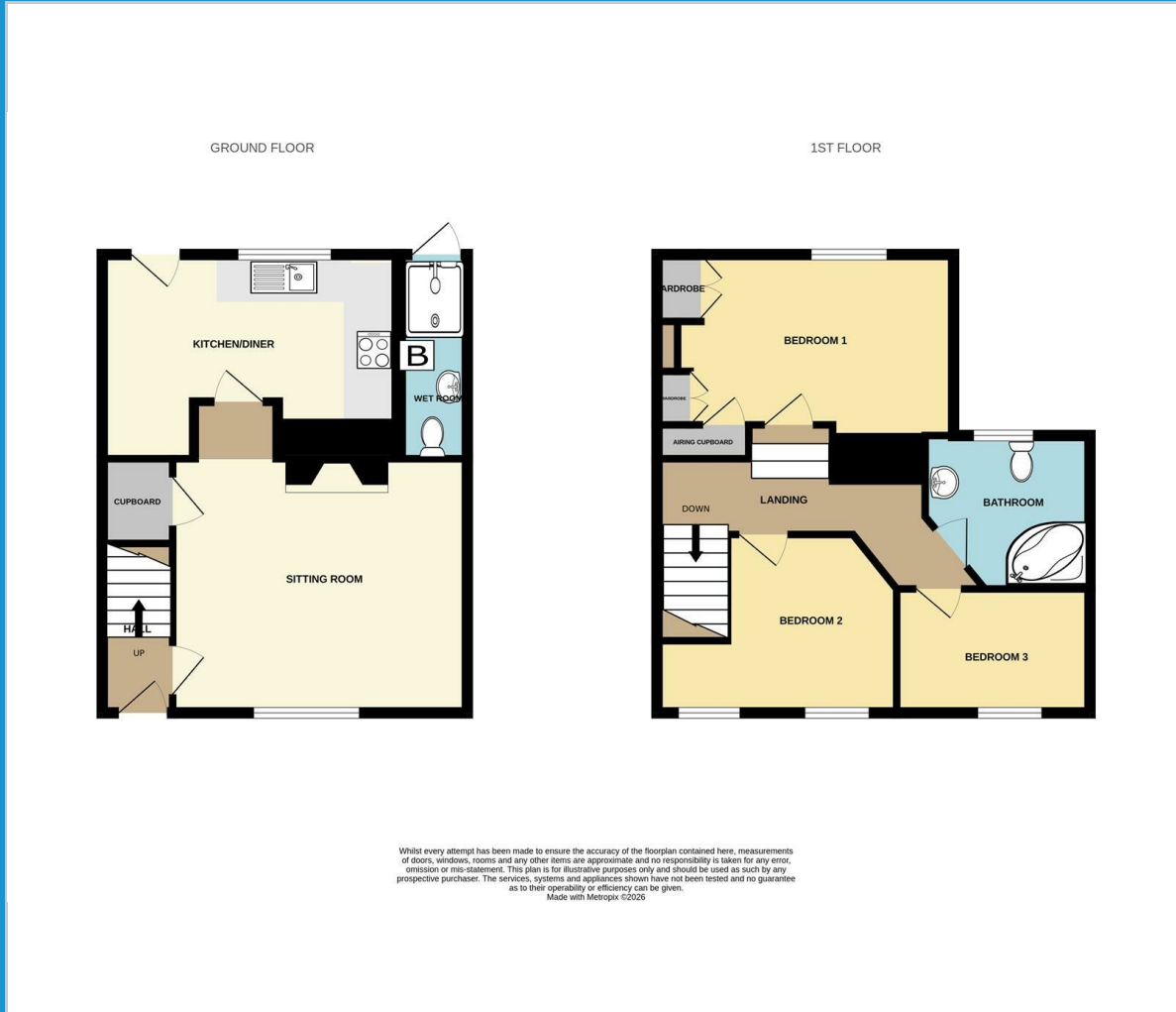
Enter Bere Alston on the B3257 (Bedford Street). Carry straight on Bedford Street travelling down the hill towards the centre of the village. Turn Right at the end of Bedford Street, onto Station road. Follow Station road until the road forks into two. Turn Left onto Lockeridge Road where the property can be found immediately on the left.

#### Agents Note

1. There is a pedestrian right of way for the neighbour to the rear.
2. The property has a flying freehold, further information can be obtained from the agent.



## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

