



Town • Country • Coast



## The Square

Bere Alston, Yelverton

Guide Price £220,000



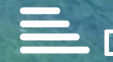
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## The Square

Bere Alston, Yelverton

Occupying a tucked away location on the edge of Bere Alston is this newly decorated and carpeted character mid terraced village cottage, offering two/three bedrooms, generous living space, front gardens, ample off road parking for at least 4 cars and the benefit of an allotment within walking distance. NO ONWARD CHAIN.

Approached via a garden gate into an enclosed garden, leading to the front entrance porch, with ample room for coats and boots. A door then leads into a good sized lounge with window and window seat, attractive fireplace housing a 'Morso' woodburning stove. An opening leads into the kitchen/diner with ample space for a table and chairs, a wall mounted mains gas fired boiler and a door leading to a small rear courtyard area. The double aspect kitchen area is well fitted with a range of wall and base units, space for appliances, sink unit and plenty of worktop space.

From the lounge, stairs rise to the first floor landing giving access to two generous bedrooms and a small bedroom/nursery or office. A good sized bathroom with WC, basin and bath with shower over.

There is a level enclosed front lawn area, small courtyard to rear for access. On the other side of the lane to the cottages on The Square, is a generous off road parking area, for at least two to three vehicles. Within a short walk of the cottage a path leads to a useful allotment, which could be used for growing vegetables or shrubs.





#### Entrance Porch

5'3" x 4'1" (1.62m x 1.27m)

#### Lounge

13'11" x 13'11" (4.26m x 4.26m)

#### Kitchen/Diner

21'11" x 9'2" narrowing to 5'6" (6.70m x 2.81m narrowing to 1.70m)

#### First Floor Landing

##### Bedroom 1

10'5" x 9'0" max (3.19m x 2.75m max)

##### Bedroom 2

9'3" max x 8'10" (2.84m max x 2.71m)

##### Bedroom 3

7'1" x 4'3" (2.16m x 1.31m)

#### Bathroom

11'11" x 4'11" (3.65m x 1.51m)

Irregular shaped.

#### Services

Mains water, electricity, drainage and gas. Boiler installed in 2022, under warranty.

#### EPC

D/67

#### Local Authority

West Devon Borough Council - Tax Band A

#### Situation

Bere Alston is a village in West Devon which has a regular bus service to Tavistock and also boasts many amenities including a primary school, post office butchers, Co-Op, public house, doctor's surgery and a train station which links the village to Plymouth. The Bere Peninsula is located between the Ocean City of Plymouth and the Ancient Stannary Town of Tavistock.

#### Directions

From Tavistock proceed into the village of Bere Alston, upon reaching the centre, turn left, go passed the post office stores, then immediately right into Cornwall Street. Continue to the end of this street out of the village then bear left and you will see a View Property For Sale sign at The Square, turn into this lane then bear right and the parking to the property will be on the right hand side.



## Floor Plan



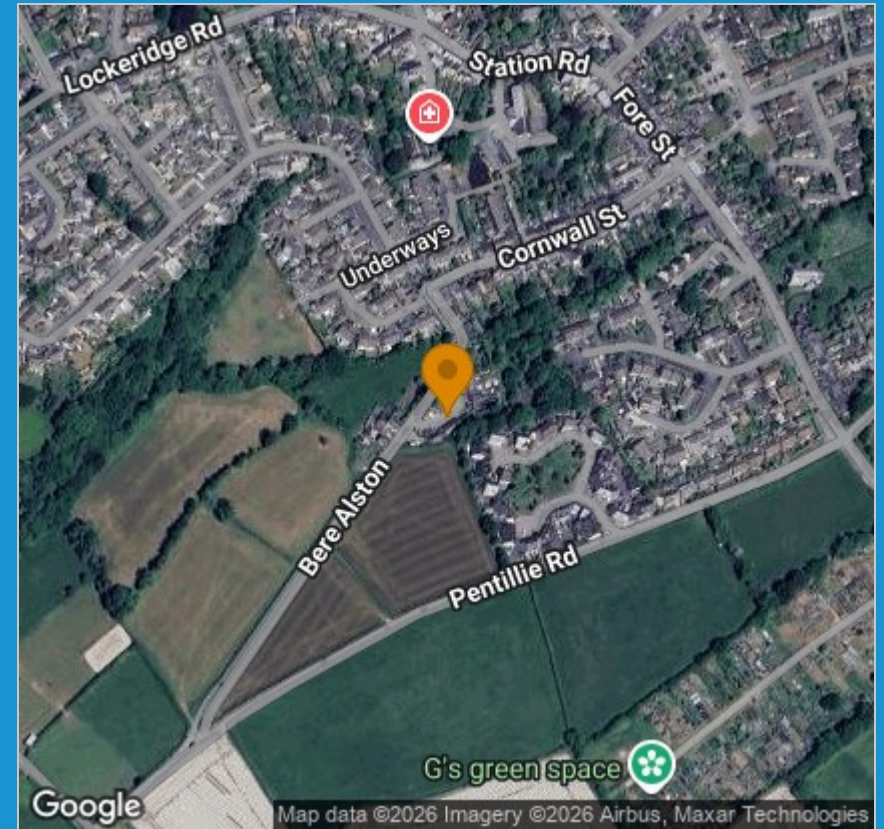
## Viewing

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

