

MILLER TOWN &
COUNTRY

Part of Smart Property Group

52 CORNWALL STREET



3 Bedroom Mid Terrace Cottage

GUIDE PRICE £250,000

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Discover this charming three bedroom mid-terrace cottage, ideally situated in the heart of Bere Alston. Offered with a guide price of £250,000, this property presents an excellent opportunity for first time buyers or small families seeking a comfortable home within a vibrant community. The cottage benefits from a central village location, providing easy access to local amenities and transport links, and is available with the significant advantage of NO ONWARD CHAIN.

Upon entering the property, you are welcomed into a comfortable sitting room, a true heart of the home, which retains much of its original character. The well positioned wood burner creates a warm and homely atmosphere, perfect for relaxing evenings and adding a touch of rustic charm. This leads through to a dedicated dining room, providing an ideal setting for everyday meals and entertaining guests. From here, the accommodation continues through to the well appointed kitchen, which offers a good range of storage solutions and enjoys a pleasant outlook over the private rear garden. Beyond the kitchen is a useful lobby area and a generous utility/cloakroom, with a door providing direct access to the rear garden.





Upstairs, the cottage offers three comfortable bedrooms, providing versatile accommodation for family living, guests or those looking to work from home. The principal bedroom is particularly spacious and bright, positioned to the rear of the property and overlooking the garden. Two further bedrooms are positioned to the front, and a well maintained shower room serves the property.

One of the real highlights of the property is the attractive, private and low-maintenance garden. It features a good-sized paved patio, ideal for outdoor dining and relaxing, with a lawn extending beyond and steps leading down to a gravelled area. This lower section provides useful additional space and offers the potential for off-road parking, making the garden both appealing and practical.

Bere Alston is a popular village known for its strong community spirit and picturesque surroundings. Residents benefit from a range of local amenities, including shops, a post office, primary school, and a doctor's surgery, all within easy reach. The village also boasts excellent transport links, with a railway station providing connections to Plymouth, making it convenient for commuters. The stunning natural beauty of the Tamar Valley, an Area of Outstanding Natural Beauty, is on your doorstep, offering numerous opportunities for outdoor pursuits such as walking, cycling, and exploring the scenic countryside.

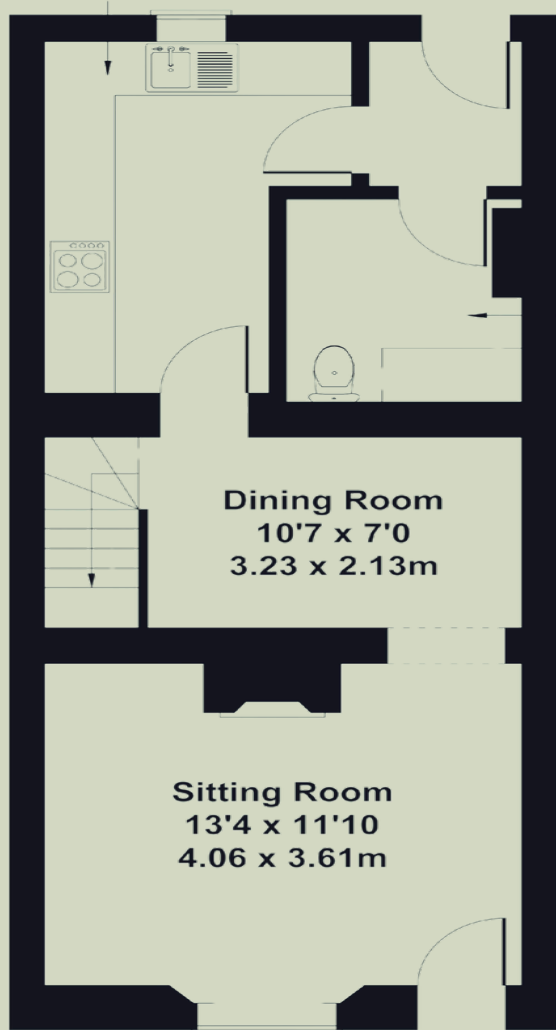
AGENTS NOTE: There is a right of access across the graveled area at the bottom of the garden beyond the fence for neighbours to access their garden. This does not impact on the properties privacy.

Approximate Gross Internal Area
926 sq ft - 86 sq m

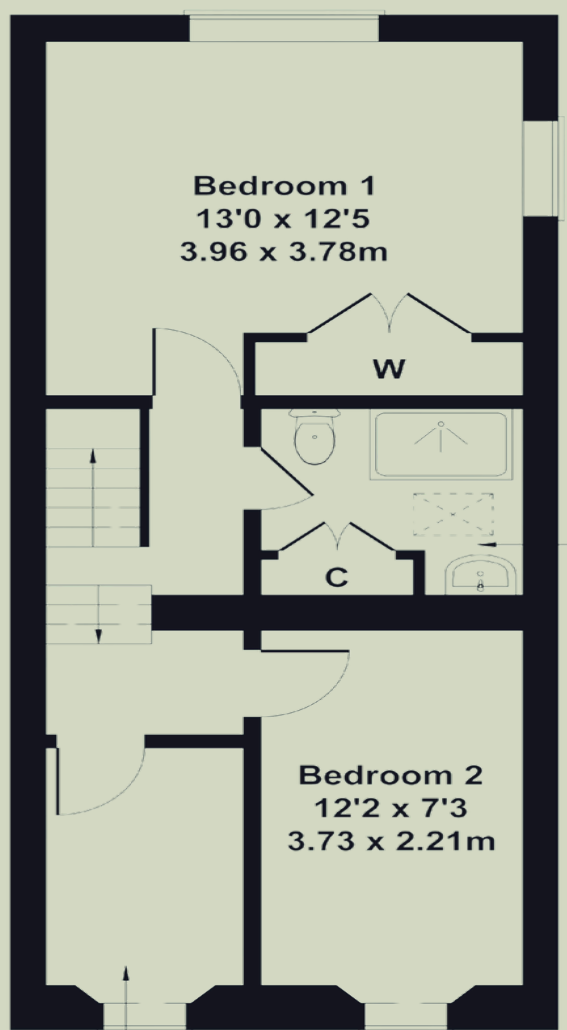
Kitchen
12'11 x 8'2
3.94 x 2.49m

Utility Room
7'5 x 6'7
2.26 x 2.01m

Shower Room
7'4 x 6'10
2.24 x 2.08m



GROUND FLOOR



FIRST FLOOR

Key information

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|  Bedrooms: 3 |  Notable construction materials: None Known |
|  Bathrooms: 1 |  Building safety concerns: None Known |
|  Reception Rooms: 2 |  Mining area: See title |
|  Parking: On street parking |  Planning permissions: None Known |
|  Listed Status: Not Listed |  EPC rating: D (68) |
|  Heating: Gas central & woodburner |  Council tax band: A |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: See title |  Broadband: FTTP (*Per Ofcom) |
|  Easements, Wayleaves: See agents note |  Mobile signal: Good (*Per Ofcom) |
|  Public rights of way: None Known |  Accessibility: Not suitable for wheelchair users |
|  Flooding: No | |