



Town • Country • Coast



Whitehall Drive  
Bere Alston, Yelverton

Guide Price £260,000



## Whitehall Drive

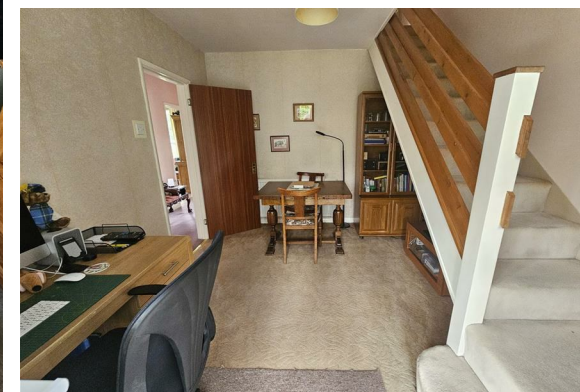
Bere Alston, Yelverton

Offered for sale with no onward chain, is this detached two/three bedroom home, including a loft conversion to create the second double bedroom and a separate office/bedroom three. The ground floor accommodation offers two reception rooms, plus a conservatory, kitchen/diner, double bedroom and shower room. There large rear gardens, front garden and driveway providing off road parking and a single garage.

The entrance hall boasts ample storage cupboards and leads to a sitting room with fireplace and views over the front gardens. The kitchen/breakfast room is fitted with a range of base units, breakfast bar, space for white goods and cooker, wall mounted mains gas fired boiler and further larder unit. The kitchen is double aspect with windows to side and rear. A ground floor shower room has been recently re-fitted with walk-in shower, vanity basin, heated towel rail and WC. A dining room has stairs rising to the first floor and a door into the conservatory overlooking the well established gardens via French doors. A delightful spot to enjoy the gardens.

On the first floor a small landing with storage cupboard then leads to a generous double bedroom and door into a separate office, which could be a third bedroom if required, with velux roof lights.

Outside, driveway providing off road parking and lawned front garden. Access is given to the single garage. To the rear is a large enclosed well established garden with mature shrubs and hedge boundaries. Useful store shed.





#### **Entrance Hall**

#### **Sitting Room**

14'7" x 10'9" (4.47 x 3.30)

#### **Kitchen/Breakfast Room**

12'0" x 9'3" (3.66 x 2.84)

#### **Dining Room**

10'11" x 10'0" (3.35 x 3.05)

#### **Conservatory**

10'0" x 7'6" (3.05 x 2.31)

#### **Bedroom 2**

11'10" x 10'0" (3.61 x 3.05)

#### **Shower Room**

6'3" x 5'6" (1.93 x 1.68)

#### **First Floor**

#### **Bedroom 2**

16'2" x 10'0" (4.93 x 3.05)

Some restricted height.

#### **Office**

9'8" x 9'4" (2.97 x 2.87)

Some restricted height

#### **Garage**

18'0" x 8'0" (5.49 x 2.44)

#### **Services**

Mains water, electricity, drainage and gas.

#### **Local Authority**

West Devon Borough Council - Tax Band C

#### **EPC**

D/65

#### **Tenure**

Freehold

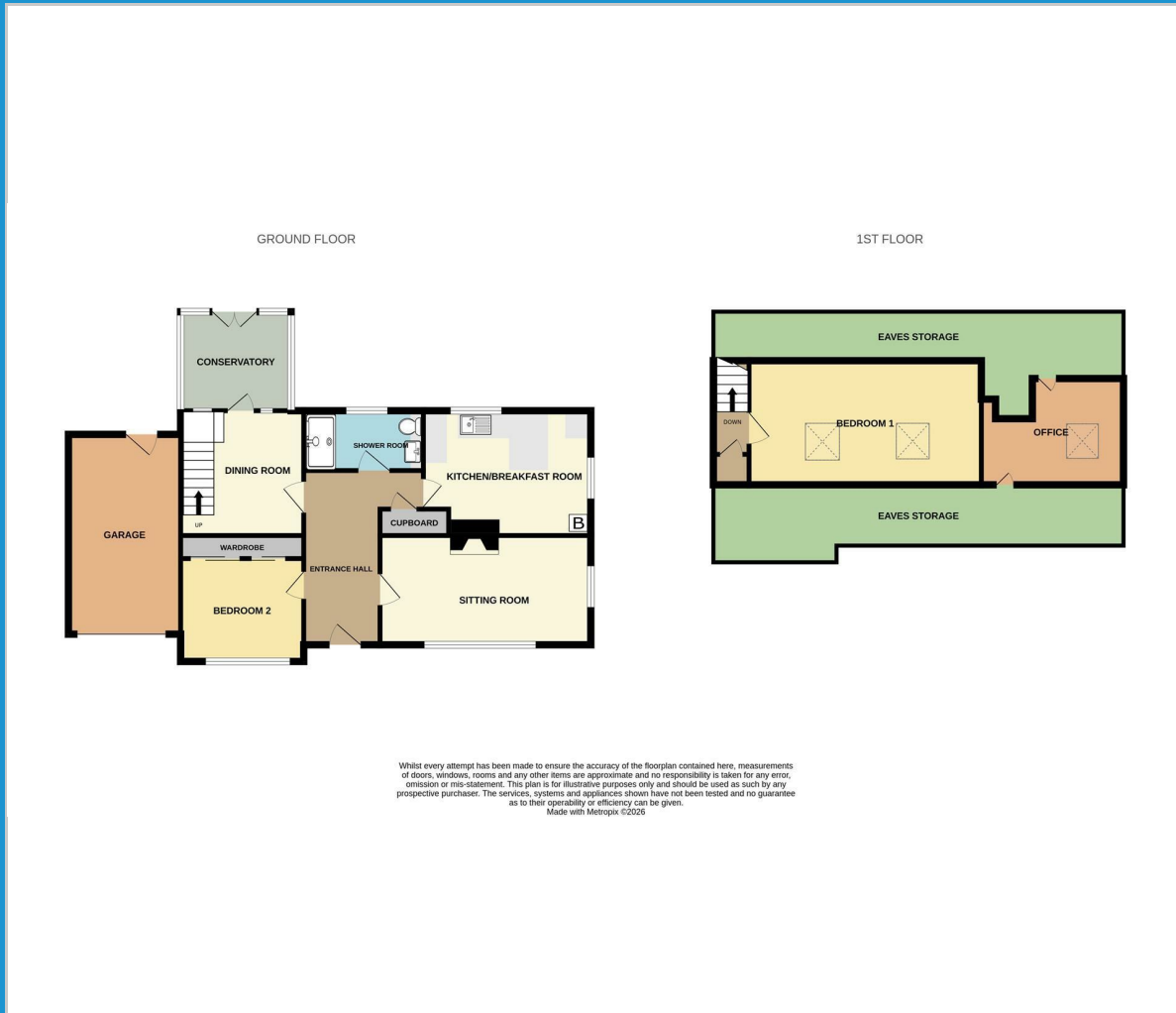
#### **Situation**

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.

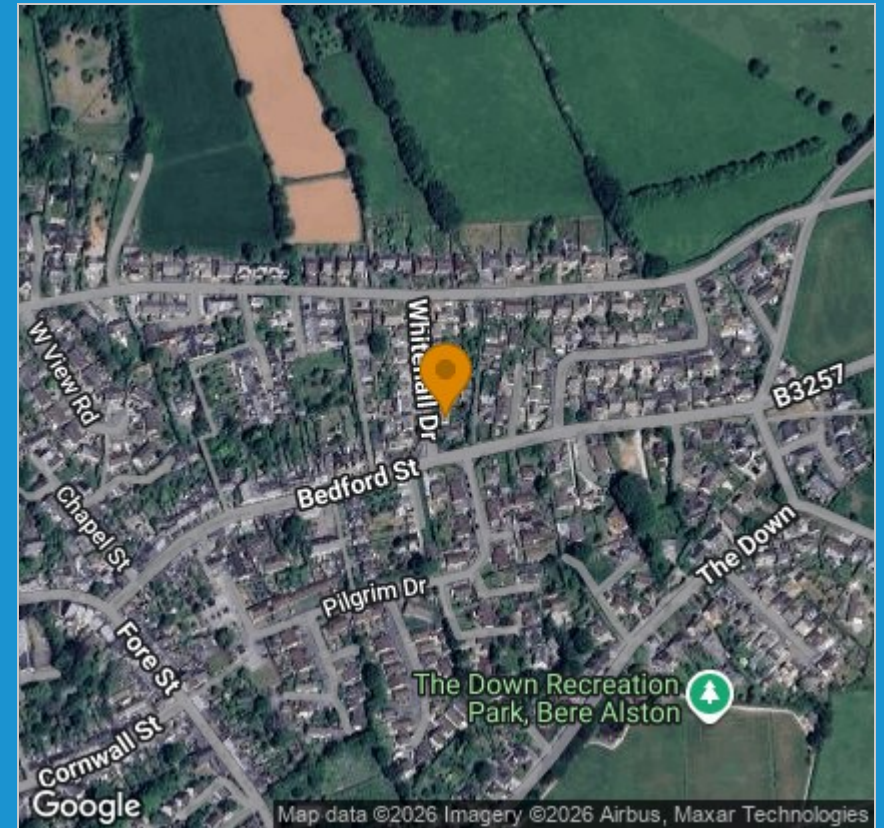
#### **Directions**

Enter Bere Alston on the B3257 (Bedford Street). Then turn right onto Whitehall Drive and the property will be found on the right hand side with For Sale notice displayed.

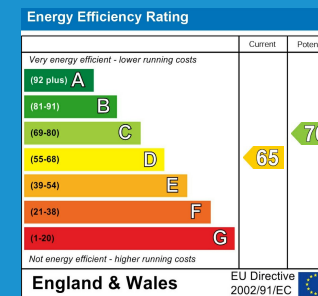
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk