



22C FORE STREET  
GUIDE PRICE £250,000

Pretty Cottage with Garden & Parking in Centre of Village  
BERE ALSTON

MILLER TOWN & COUNTRY  
exp UK





- » Excellent Condition Throughout
- » Living / Dining Room
- » Modern Kitchen / Breakfast Room
- » Two Double Bedrooms/Modern Bathroom
- » Garden Over Two Levels
- » Allocated Parking Space at Rear
- » Income Potential

## The Property

Situated right in the heart of the village, this pretty cottage is in immaculate condition with plenty of natural light and space throughout and would make an excellent home for anyone wanting the quiet village life. The cosy living/dining room gives a warm welcome to visitors and has space for a table of four. The layout flows nicely into the modern kitchen/breakfast room at the rear overlooking the lower patio. Upstairs, there are two spacious double bedrooms, one with a built in wardrobe and both served by a modern bathroom complete with bath and a shower over.



## Outside

From the kitchen/breakfast room, a door leads to a private patio with plenty of space to enjoy a G&T throughout the summer months. Steps then lead to the upper part of the garden which is mostly gravelled for ease of maintenance, with matured shrubs and a fenced boundary. The allocated parking space is just beyond.

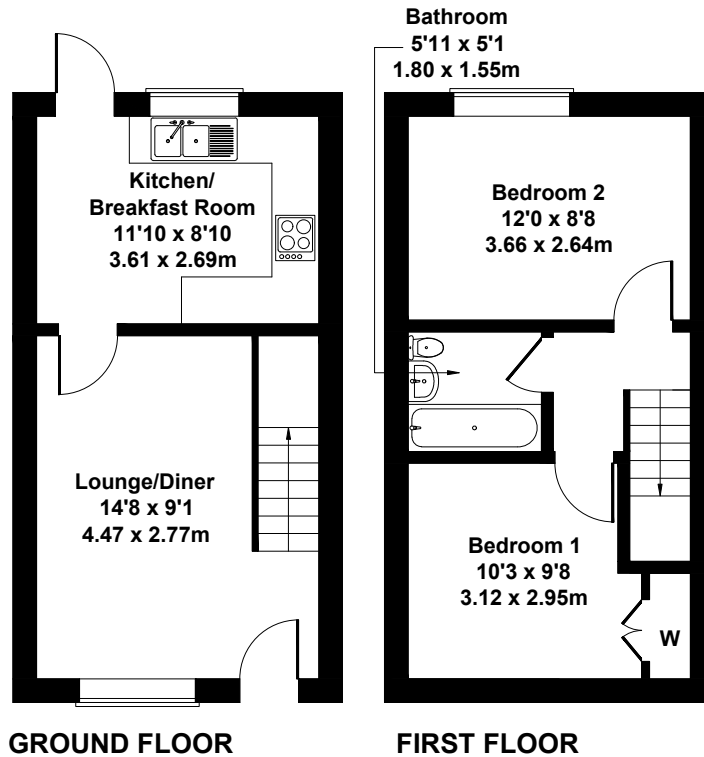






## 22C Fore Street

Approximate Gross Internal Area  
574 sq ft - 53 sq m



## Location

Bere Alston is a well-supported community with a wide range of amenities, including doctors' surgery, pharmacy, COOP supermarket, Post Office, bakery and butchers'. There is a highly regarded garage and a regular bus service and rail link give access to nearby Plymouth. The towns of Tavistock and Plymouth both offer a comprehensive range of amenities, retail outlets, supermarkets and higher education.

**Agents Note:** Will revert from small business relief to Council tax band B if used as main residence.

## KEY INFORMATION

	2 Bedrooms		EPC Rating: C (75)
	1 Bathroom		Council Tax Band: B *Currently on small business relief
	1 Reception Room		Tenure: Freehold
	Allocated space		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Unlikely to good. *Per Ofcom
	Heating: Gas central heating		Accessibility / Not suitable for wheelchair users
	Utilities: Mains electric, water, drainage and gas		
	Restrictions: Yes - see title		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: Yes - No issues upon purchase		
	Planning Permission / Proposed Developments: None known		

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### VIEWING:

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