



13 STATION ROAD
GUIDE PRICE £225,000

A Pretty Cottage Tucked Away with Plenty of Character
BERE ALSTON

MILLER TOWN & COUNTRY
Part of Smart Property Group



- » Pretty Cottage in Heart of Village
- » Original Features Throughout
- » Separate Living/Dining Room & Kitchen
- » Downstairs WC
- » 1 Double and 1 Single
- » Family Bathroom
- » Garden w/ Stone Shed & Summer House

The Property

Situated in the heart of the busy village of Bere Alston, this beautiful cottage is coming to the market for the first time in almost 60 years. Once through the entrance porch, you are welcomed into a cosy living room with beams and alcoves, overlooking the front. 3 steps lead you into a dining room with an outlook through the rear porch to the garden, and a handy WC can be found away under the stairs. The kitchen was part of a two storey extension added many years ago and offers a light bright dual aspect space with a view over the garden, and access via the rear porch. Once upstairs, a couple of steps lead to a large double bedroom with a feature fireplace, and single bedroom adjacent. Along the landing, a couple more steps lead to the spacious bathroom complete with panel bath, and double shower.



Outside

From the rear porch, the path leads to a large terrace patio, the perfect place to sit with a cuppa and enjoy the peace and quiet. The path then leads down a couple of shallow steps to the lawn, surrounded by mature shrubs and hedges. At the end of the garden there is a summer house, stone shed and wooden shed (although could also be the perfect spot for a greenhouse) as well as a raised rocketry.





Ground Floor
Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.7 sq. feet)






13 Station Road, Bere Alston, Yelverton

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: Neighbour has ROW at rear to access garden. A potential non-coal mining risk has been identified (metals).

KEY INFORMATION

-  2 Bedrooms
-  1 Bathroom
-  2 Reception Rooms
-  Street Parking
-  Not Listed
-  Heating: Gas central
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: None known
-  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
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: C (69)
-  Council Tax Band: B
-  Tenure: Freehold
-  Broadband: FTTP
*Per Ofcom
-  Mobile Signal: Fair
*Per Ofcom
-  Not suitable for wheelchair users

Miller Town & Country

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VIEWING: Strictly through the vendor's sole agents

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

