



Town • Country • Coast



Bedford Place

Bere Alston, Yelverton

Guide Price £289,950



## Bedford Place

Bere Alston, Yelverton

A fantastic opportunity to purchase a well presented three bedroom end of terraced cottage located in a tucked away position on a private road within the popular village of Bere Alston.

The property is deceptively spacious offering three reception rooms. The home has been vastly improved by the current owners, whilst retaining characterful features.

To the front is a detached garage with workshop space whilst the rear garden is superbly proportioned to fulfil the desires of the most green fingered of purchasers.

Accommodation briefly: Entrance hall, WC, Dining room, Kitchen, Inner hallway, Living room, Conservatory, Landing, Three bedroom, Bathroom.





## Entrance Hall

## WC

## Dining Room

12'0" x 9'9" (3.68 x 2.99)

## Kitchen

7'10" x 7'6" (2.4 x 2.29)

## Living Room

15'4" x 12'0" (4.68 x 3.66)

## Conservatory

14'8" x 6'2" (4.49 x 1.88)

## First Floor Landing

## Bedroom One

12'9" x 10'4" (3.89 x 3.17)

## Bedroom Two

10'5" x 10'1" (3.20 x 3.08)

## Bedroom Three

9'11" x 5'10" (3.03 x 1.80)

## Bathroom

7'7" x 7'1" (2.32 x 2.18)

## Garage

24'0" x 9'6" (7.32 x 2.9)

## Tenure

Freehold

## Services

Mains Electricity, gas, drainage and metered water.

## EPC

E/51

## Council Tax Band

B

## Situation

Bere Alston is a thriving village with the atmosphere and facilities of a small town. It has several shops including two convenience stores, a Post Office and bakery, a butcher's, a hairdresser and a pharmacy. There is also a primary school and health centre, plus a pub and takeaway. The village is situated in beautiful countryside within the Tamar Valley Area of Outstanding Natural Beauty. There are many footpaths radiating all around and there are also boatyards at nearby Weir Quay and Bere Ferrers on the River Tamar, making it an ideal location for those who enjoy the outdoor life. There are excellent public transport links, including regular buses to Tavistock, just six miles away, and a railway station on the scenic Tamar Valley Line giving access to Plymouth within 20 minutes.

## Directions

On entering the village of Bere Alston, follow the main road down and turn right into Whitehall Drive. Turn left into Broad Park Road. Shortly after take the left turn into Bedford Place.



## Floor Plan



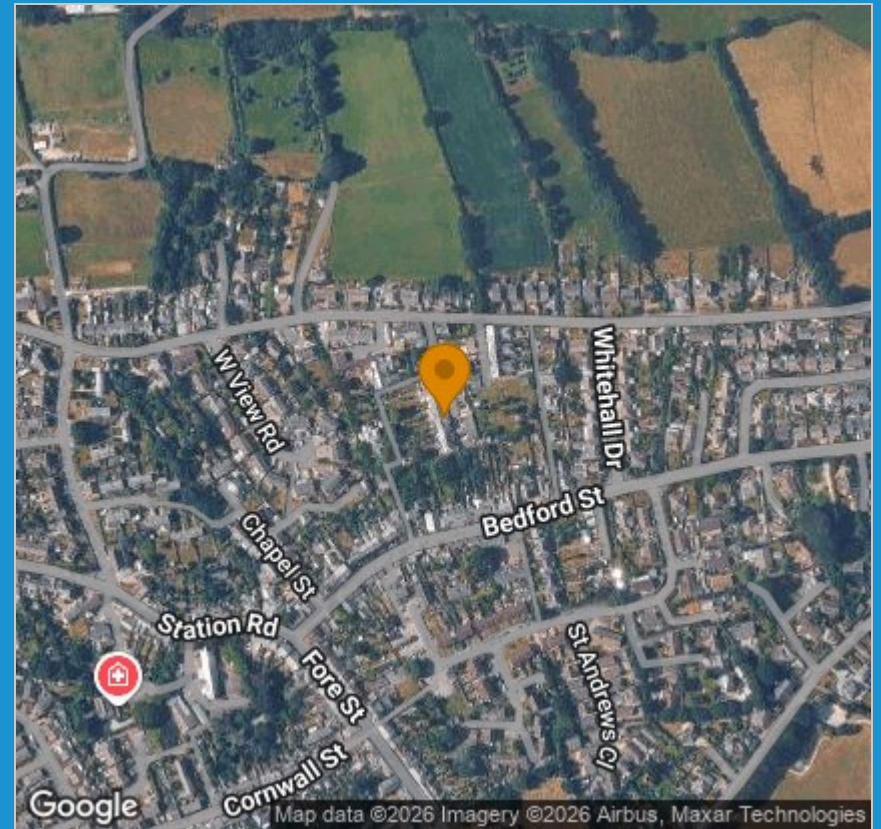
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

