



Town • Country • Coast



Fore Street

Bere Alston, Yelverton

Guide Price £249,999



# Fore Street

## Bere Alston, Yelverton

Set in the heart of this bustling village and walking distance of the amenities, is this character period home, arranged over three floors, with three double bedrooms, two reception rooms plus a conservatory and delightful gardens to the rear.

Many character features can be found including Victorian cast iron feature fireplaces, tiled fireplace, window seats, exposed beams and stonework. As you enter the porch, a further door leads into the entrance hall, with stairs rising to the first floor, door into the ground floor bathroom and door into the dining room. The dining room is spacious with a feature fireplace and beamed ceiling, giving a cosy feel with opening into the sitting room with exposed beams, attractive tiled fireplace with timber surround and two leaded light upvc double glazed windows to the front. Off the dining room is a well fitted kitchen with a range of wall and base units, gas hob, eye level double oven and space for white goods. Wall mounted main gas fired boiler. Door leads into the conservatory, being a lovely spot to enjoy views over the rear gardens. The ground floor bathroom comprises a bath with electric shower over, WC and wash basin, together with a chrome heated towel rail and shelved linen cupboard.

On the first floor there are two generous double bedrooms, one with French doors and Juliet balcony, enjoying superb views across the gardens, village and countryside beyond. The other with feature fireplace. On the second floor is a further double bedroom with exposed 'A'frames to restricted height ceiling and skylight windows also enjoying the views.

To the rear of the cottage the gardens are a particular feature of this home, with well stocked flower beds and borders, established shrubs giving all year colour, with a tranquil gravelled area for sitting quietly and relaxing, or could be for growing vegetables.





#### Entrance Porch

#### Entrance Hall

#### Sitting Room

12'10" x 12'8" (3.92 x 3.87)

#### Dining Room

12'6" x 11'7" (3.83 x 3.55)

#### Kitchen

15'0" x 9'8" max (4.58 x 2.97 max)

#### Conservatory

10'3" x 6'2" (3.14 x 1.89)

#### Ground Floor Bathroom

9'0 x 6'2 (2.74m x 1.88m)

#### First Floor Landing

#### Bedroom 1

13'0" x 12'5" (3.98 x 3.80)

#### Bedroom 2

12'10" x 12'4" (3.93 x 3.78)

#### Second Floor Landing

#### Bedroom 3

19'10" x 13'11" (6.05 x 4.25)  
Restricted head height

#### Services

Mains water, electricity, drainage and gas.

#### Local Authority

West Devon Borough Council - Tax Band B

#### EPC

TBC

#### Tenure

Freehold

#### Situation

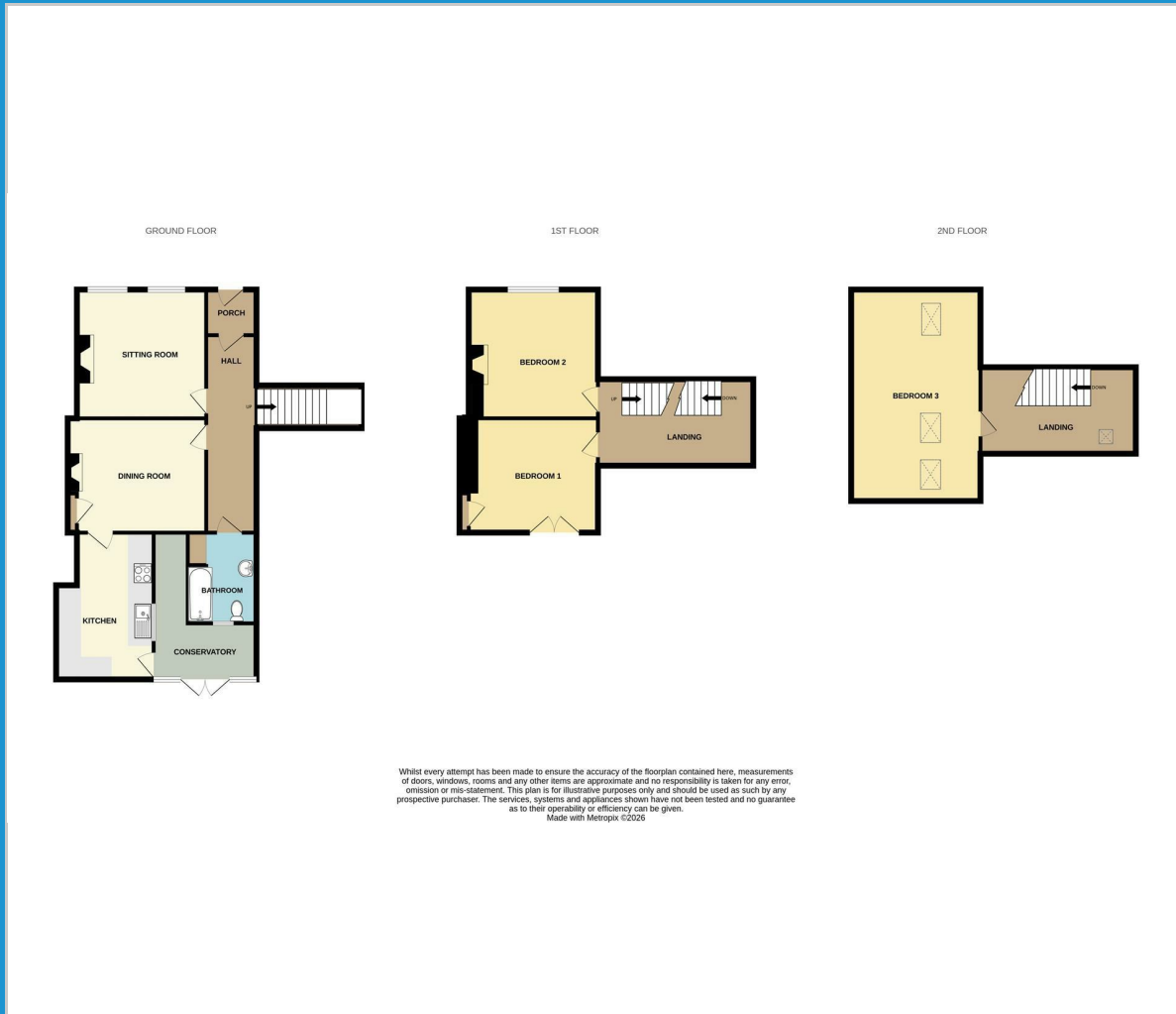
Bere Alston is a village in West Devon which has a regular bus service to Tavistock and also boasts many amenities including a primary school, post office butchers, Co-Op, public house, doctor's surgery and a train station which links the village to Plymouth. The Bere Peninsula is located between the Ocean City of Plymouth and the Ancient Stannary Town of Tavistock.

#### Directions

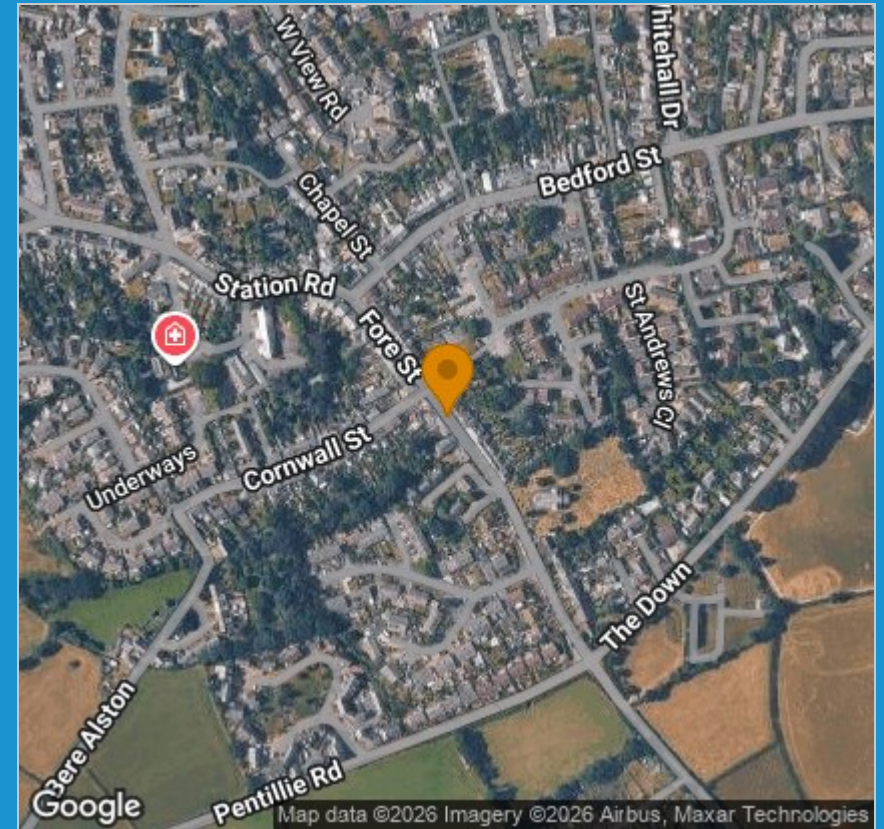
Enter Bere Alston on the B3257 (Bedford Street). Carry straight on Bedford Street travelling down the hill towards the centre of the village. Continue down into the centre of the village. at the T-junction turn left and continue on that road past the Co-Op and the property is located on the right hand side.



## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

