



Town • Country • Coast



Maynard Park  
Bere Alston, Yelverton

Offers In Excess Of £249,999



## Maynard Park

Bere Alston, Yelverton

Immaculately presented and well cared for is this semi-detached two bedroom bungalow offering spacious accommodation which has been beautifully decorated, with a conservatory, easy to maintain gardens, driveway and garage. NO ONWARD CHAIN.

A front garden and driveway provides off road parking and leads to a side entrance into the hallway. A double cupboard has linen space and houses the wall mounted mains gas fired boiler. Doors lead to all rooms, with a master double bedroom boasting built-in mirrored wardrobes and deep bay window. Further large single bedroom. Shower room, with modern suite comprising large shower with dual head rainfall and detachable shower heads, vanity basin unit and low level WC with concealed flush.

The generous sized sitting room has a sliding door into a modern fitted kitchen with wall and base units, integrated washing machine and fridge, under unit lighting and space for cooker with extractor over. Sliding doors from the sitting room lead into the conservatory overlooking the gardens and with an integral door into the garage.

The gardens are enclosed with decked and astro turf area, greenhouse, storage shed and Potting Shed.

The garage has an electric roll up door, light and power connected, with off road parking for two to three vehicles.





### Entrance Hall

### Sitting Room

16'0" x 11'6" (4.88m x 3.51m)

### Kitchen

9'8" x 7'3" (2.96m x 2.23m)

### Conservatory

18'0" x 6'0" (5.50m x 1.83m)

### Bedroom 1

13'2" x 11'6" (4.02m x 3.51m)

Plus built-in wardrobes

### Bedroom 2

11'11" x 7'4" (3.65m x 2.25m)

### Shower Room

7'3" x 4'10" (2.22m x 1.48m)

### Garage

16'7" x 8'8" (5.08m x 2.66m)

### Services

Mains water, electricity, drainage and gas.

### EPC

C74

### Tenure

Freehold

### Local Authority

West Devon Borough Council - Tax Band B

### Situation

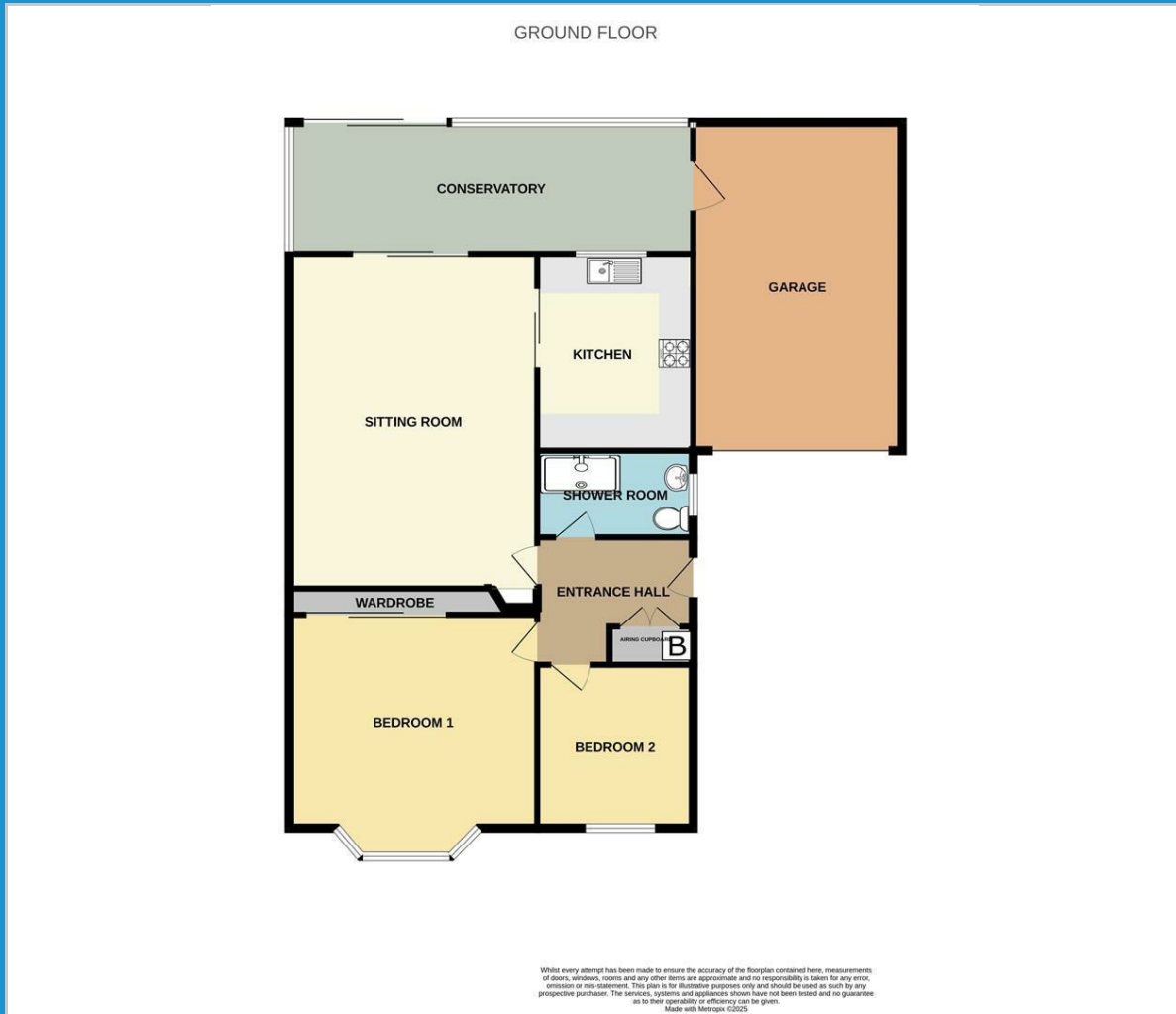
Bere Alston is a village in West Devon which has a regular bus service to Tavistock and also boasts many amenities including a primary school, post office butchers, Co-Op, public house, doctor's surgery and a train station which links the village to Plymouth. The Bere Peninsula is located between the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

### Directions

Enter Bere Alston on the B3257 (Bedford Street). At the T junction turn right onto Station Road. After a short distance turn left into Lockeridge Road and then left into Maynard Park. At the T junction turn left to stay on Maynard Park and continue until the property can be found on your left hand side with our For Sale board displayed.



## Floor Plan



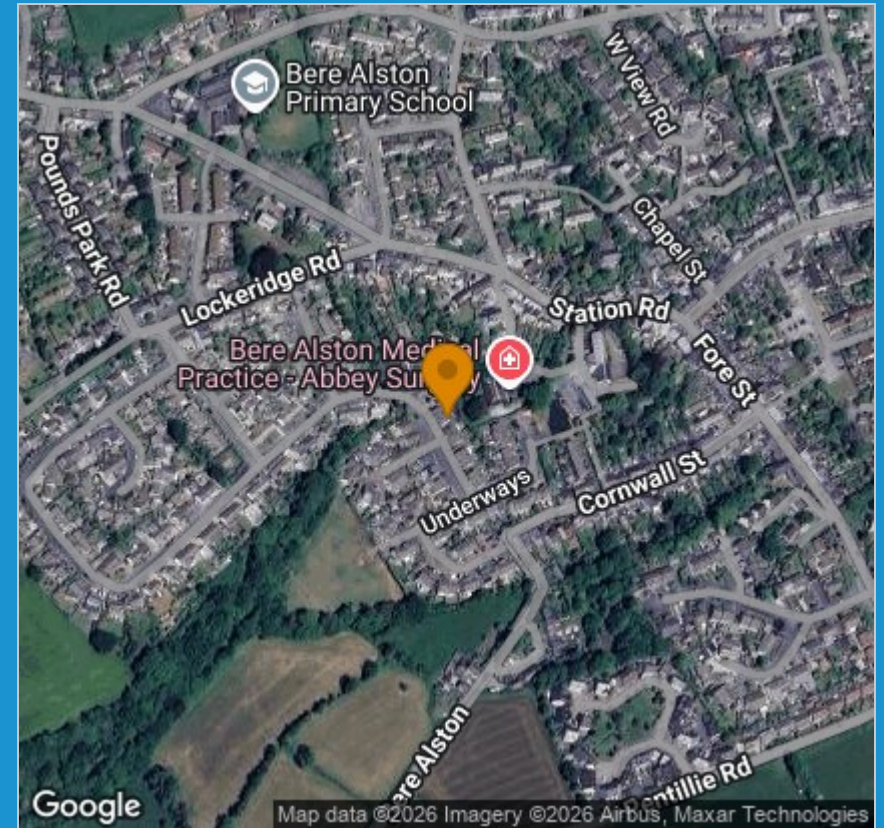
## Viewing

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.

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

## Area Map



## Energy Efficiency Graph

