



Town • Country • Coast



Tamar Close

Bere Alston, Yelverton

Offers In Excess Of £245,000



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## Tamar Close

Bere Alston, Yelverton

Immaculately presented and having been refurbished by the current vendors, is this three bedroom end terraced family home with mains gas central heating, gardens and extensive driveway parking for at least three cars, together with garage.

Improvements have included a stylish new 'Wren' kitchen with wall and base units, including a full pull-out carousel unit, square edge worktops with under mount sink, plate rack and cupboard housing the wall mounted mains gas fired boiler.

Newly decorated, new carpets and laminate flooring to the ground floor, with entrance hall and cloakroom, door into a generous sized lounge/dining room with patio doors to the rear garden and a door into the understairs lobby which then leads to the useful integral garage.

On the first floor, a landing with access to the insulated roof space, double built-in large linen cupboard. There are three bedrooms, two being good sized doubles and a large single, together with a newly fitted shower room with mains fed dual rainfall and detached shower head, WC and basin, with attractive aqua-boarding to walls.

To the front of the property is a brick paved driveway which also runs alongside the garage and provides off road parking for at least 3 to 4 cars. The garage has an electric door, recently fitted. To the rear, level gardens and a patio, outside tap and outside lighting.





#### Entrance Hall

**Cloakroom**  
5'3 x 2'10 (1.60m x 0.86m)

**Kitchen**  
9'09 x 9'04 (2.97m x 2.84m)

**Lounge/Dining Room**  
17'3" x 15'8" max. (5.28m x 4.78m max.)

#### First Floor Landing

**Bedroom One**  
14'00 x 8'08 (4.27m x 2.64m)

**Bedroom Two**  
13'01 x 9'04 (3.99m x 2.84m)

**Bedroom Three**  
8'10 x 6'08 (2.69m x 2.03m)

**Landing**  
11'10 x 2'09 (3.61m x 0.84m)

**Shower Room**  
6'00 x 5'10 (1.83m x 1.78m)

**Garage**  
16'8 x 9'2 (5.08m x 2.79m)

#### Services

Mains electricity, gas, water (metered) and drainage.

#### EPIC

C71

#### Local Authority

West Devon Borough Council - Tax Band C

#### Tenure

Freehold

#### Situation

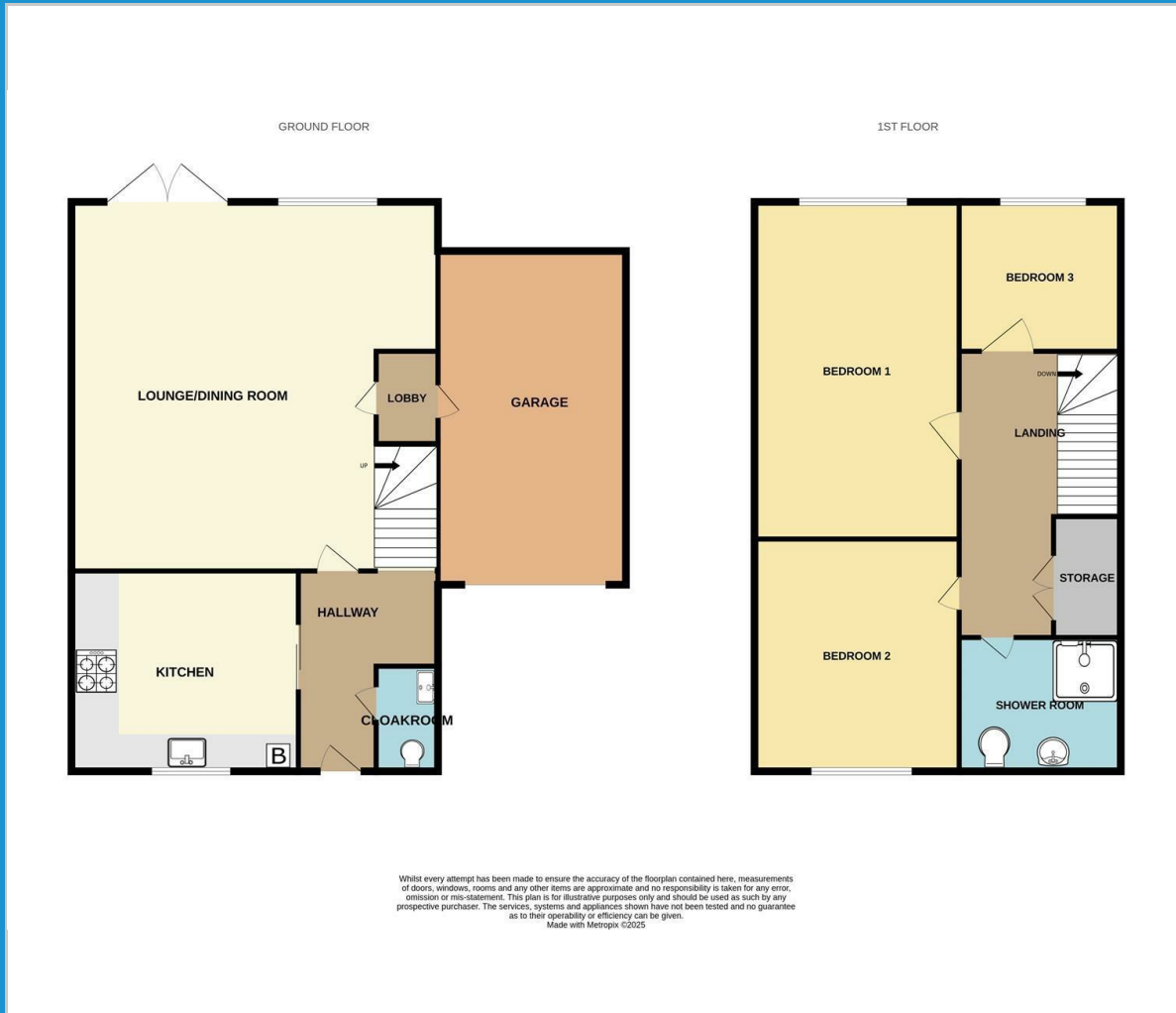
Bere Alston is a village in West Devon which has a regular bus service to Tavistock and also boasts many amenities including a primary school, post office butchers, Co-Op, public house, doctor's surgery and a train station which links the village to Plymouth. The Bere Peninsula is located between the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

#### Directions

As you enter the village of Bere Alston, follow the road down to the T-junction. Turn right onto Station Road and continue for a short distance. Turn left into Lockeridge Road, follow this road turning left into Maynard Park, then left again into Maynard Park and continue along this road and once you reach the 'T' junction into Underways turn right, then turn left into Tamar Close. Proceed up this road and the property will be found on the left hand side.



## Floor Plan



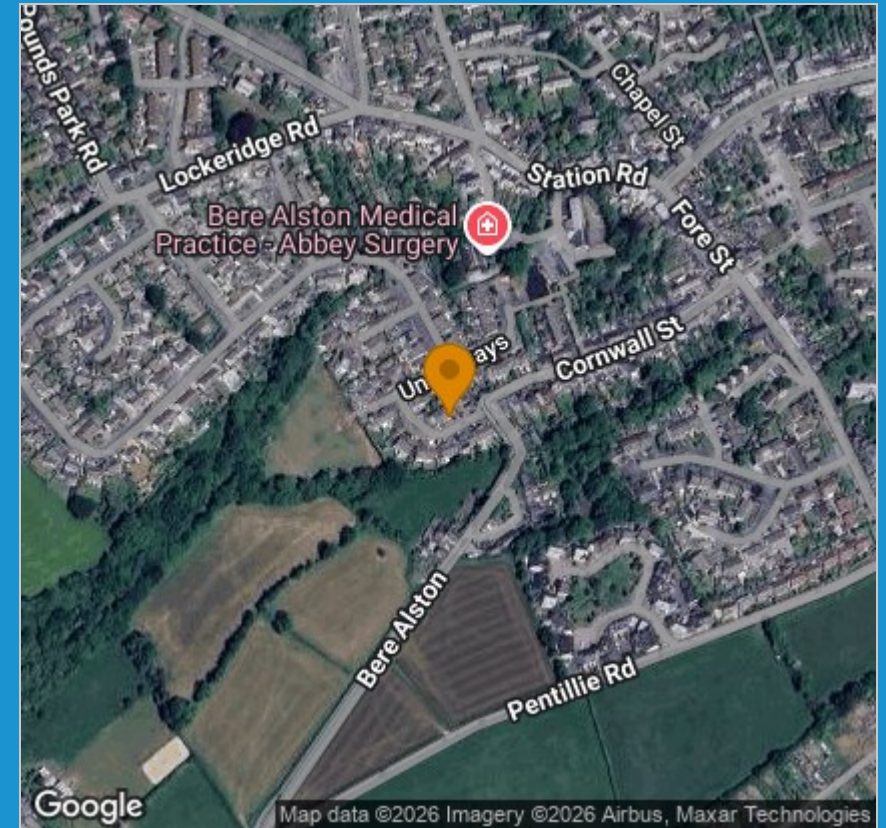
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

