



112 BROAD PARK ROAD  
OFFERS OVER £275,000

Link Detached Dormer Bungalow in Need of Modernisation  
BERE ALSTON

MILLER  
TOWN &  
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exp uk



- » Dormer Bungalow in Need of Modernisation
- » Accommodation w/ Potential to Change Layout
- » Two Double Bedrooms
- » Upstairs Double Bedroom/Reception Room
- » Living Room, Dining Room, Kitchen, Bathroom
- » Garden, Garage, Driveway
- » No Onward Chain

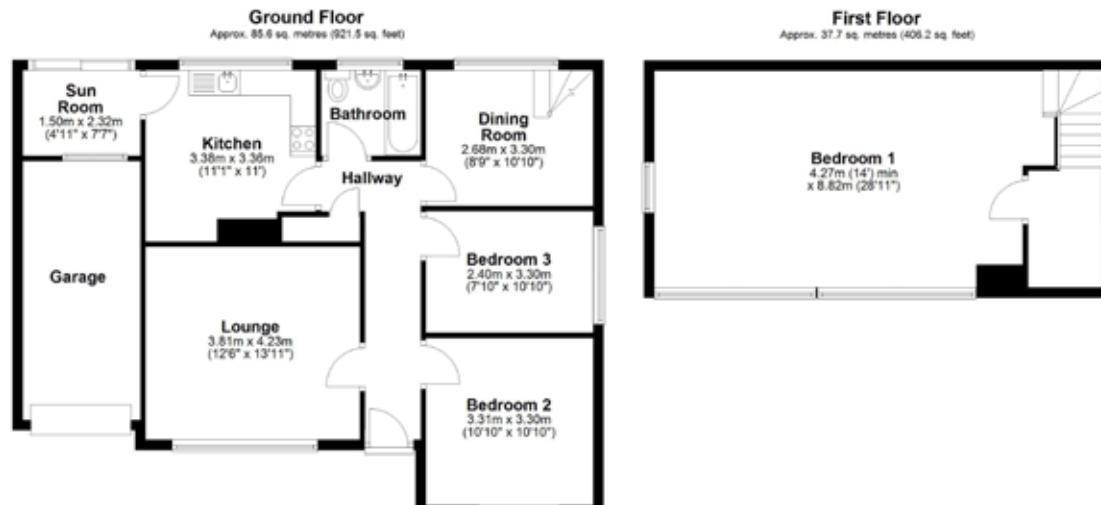
## The Property

Situated on the fringe of the popular village of Bere Alston, this dormer style bungalow offers plenty of natural light throughout and a green outlook. Although in need of modernisation, the ground floor offers spacious rooms with flexible usage and plenty of potential to change the layout subject to the necessary permission. Along with two double bedrooms, there is a large living room with picture window overlooking the front, adjacent to the kitchen overlooking the rear, with a dining room having been created by the addition of the stairs to the dormer room. This upstairs room which has been used as a large bedroom, has a great view, and could also be used as a living room if preferred.

## Outside

At the front there is a driveway for two cars and a single garage. A pathway leads to the front door and a lawned area with shrub borders. This could also be converted to further parking if required. The path then continues to the side where there is another flower bed, and onto the rear garden which is laid mostly to lawn with mature fruit trees and shrubs, and walled boundary.





Total area: approx. 123.3 sq. metres (1327.7 sq. feet)

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**Agents Note:** Mines and mineral rights excluded.

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01822 617243 | [tavistock@millertc.co.uk](mailto:tavistock@millertc.co.uk)

[www.millertc.co.uk](http://www.millertc.co.uk)

2 Drake Road, Tavistock  
Devon, PL19 0AU



### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

## KEY INFORMATION

3 Bedrooms

EPC Rating: C (70)

1 Bathroom

Council Tax Band: D

1 Reception Room

Tenure: Freehold

Driveway, single garage

Broadband: FTTP  
\*Per Ofcom

Not Listed

Mobile Signal: Likely inside and outside. \*Per Ofcom  
 Not suitable for wheelchair users

Heating: Gas

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: No

Planning Permission / Proposed Developments: None known

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