



Town • Country • Coast



The Square
Bere Alston, Yelverton

Guide Price £172,500



The Square

Bere Alston, Yelverton

Located on the fringes of this sought after bustling village and within walking distance of amenities, is this cosy, refurbished two bedroom cottage, with open plan ground floor living, Aga woodburning stove, delightful cottage garden and enjoying superb views over the village, countryside and Kit Hill.

Many character features include exposed stone, attractive stone fireplace with woodburner, deep stone, slate and timber sills. A modern twist with upvc double glazed windows and electric heating. Having been decorated throughout together with new carpets and floor coverings.

A gabled entrance porch is a useful space for coats and shoes with front door into the open plan ground floor living space, with striking kitchen, fitted with a range of soft close wall and base units, under square edge worktops, breakfast bar, electric oven with induction hob, together with an electric water heater and space for a washing machine. The cosy sitting room area boasts an Aga woodburning stove, exposed stonework and attractive window seat.

From the kitchen, stairs rise to the first floor landing with two bedrooms, both with built-in wardrobes and a well fitted shower room with walk-in shower cubicle with electric shower over, wash basin, WC and chrome heated towel rail.

Outside, a garden gate leads into a cottage style garden with various established shrubs such as Acer and mature Rose bushes, flower beds and hedge borders. To the side of the cottage is a small courtyard area and useful store shed.





Gabled Entrance Porch

Open Plan Kitchen/Sitting Room

Kitchen Area

12'4" x 10'8" max (3.77 x 3.26 max)

Sitting Room

13'3" x 8'7" max (4.06 x 2.64 max)

First Floor Landing

Bedroom 1

12'2" x 8'11" mx (3.71 x 2.72 mx)

Bedroom 2

8'7" x 6'9" max (2.64 x 2.07 max)

Shower Room

9'2" x 3'11" (2.80 x 1.20)

Services

Mains water, drainage and electricity. Night storage heating.

Local Authority

West Devon Borough Council - Tax Band A

EPC

E52

Tenure

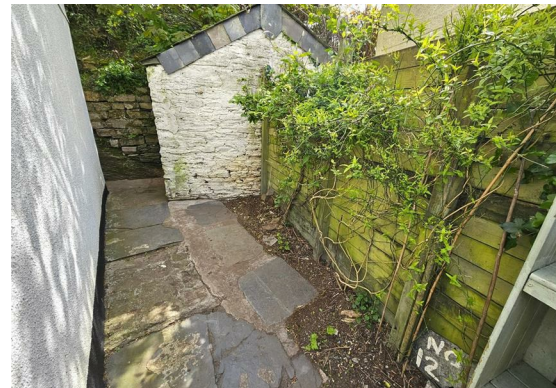
Freehold

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

From Tavistock proceed into the village of Bere Alston, upon reaching the centre, turn left, go past the post office stores, then immediately right into Cornwall Street. Continue to the end of this street out of the village then bear left and you will see a View Property For Sale sign at The Square, turn into this lane then bear right and the property will be on the left hand side. Those wishing to park can do so on the main road and walk up.



Floor Plan



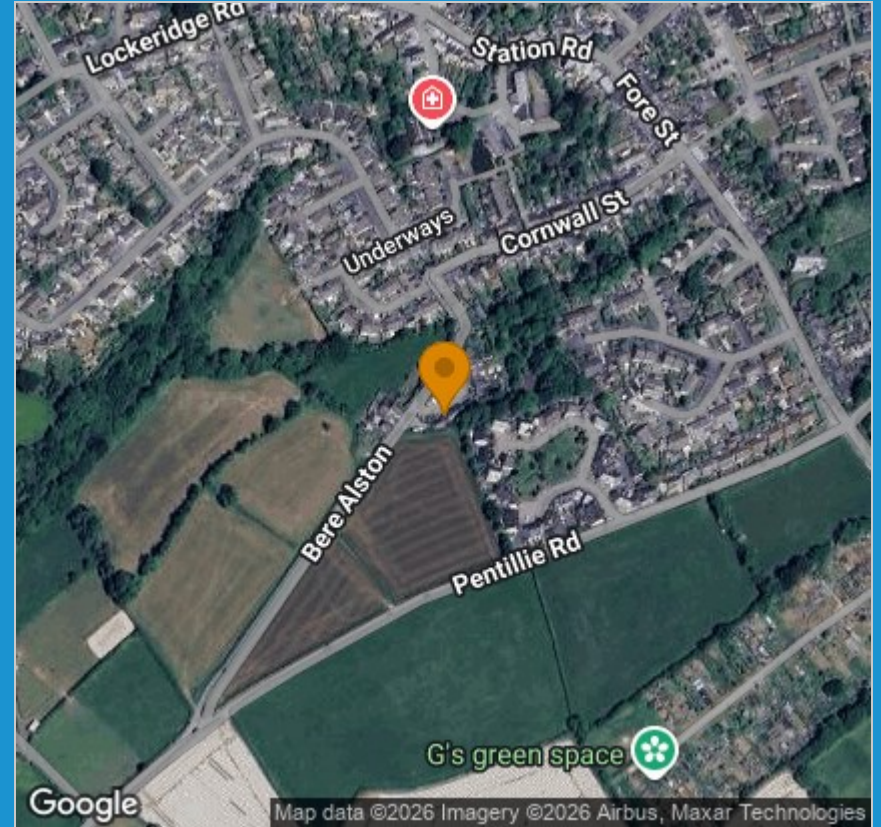
Viewing

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

