



22C FORE STREET
GUIDE PRICE £225,000

Pretty Cottage with Garden & Parking in Centre of Village
BERE ALSTON

MILLER TOWN & COUNTRY
exp UK



- » Excellent Condition Throughout
- » Living / Dining Room
- » Modern Kitchen / Breakfast Room
- » Two Double Bedrooms/Modern Bathroom
- » Garden Over Two Levels
- » Allocated Parking Space at Rear
- » Income Potential

The Property

Situated right in the heart of the village, this pretty cottage is in immaculate condition with plenty of natural light and space throughout and would make an excellent home for anyone wanting the quiet village life. The cosy living/dining room gives a warm welcome to visitors and has space for a table of four. The layout flows nicely into the modern kitchen/breakfast room at the rear overlooking the lower patio. Upstairs, there are two spacious double bedrooms, one with a built in wardrobe and both served by a modern bathroom complete with bath and a shower over.



Outside

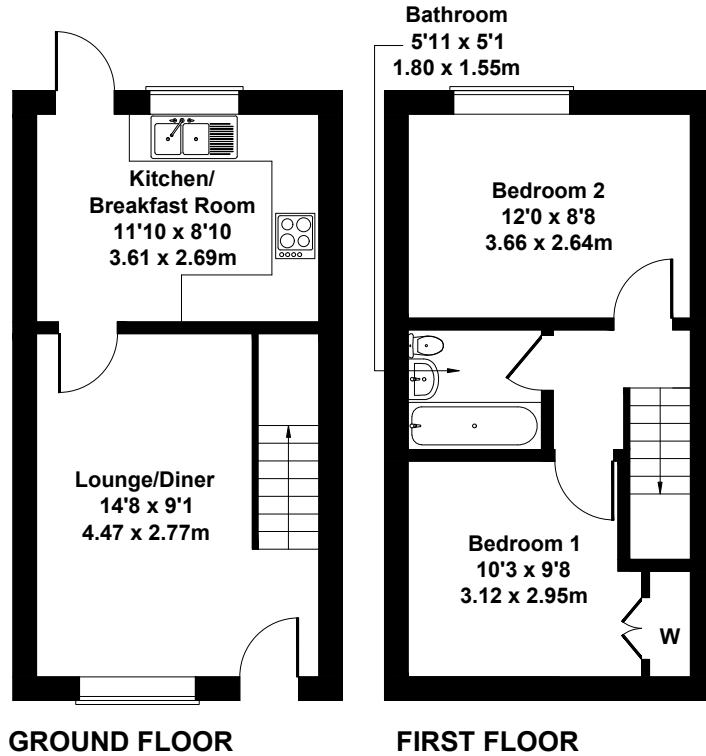
From the kitchen/breakfast room, a door leads to a private patio with plenty of space to enjoy a G&T throughout the summer months. Steps then lead to the upper part of the garden which is mostly gravelled for ease of maintenance, with matured shrubs and a fenced boundary. The allocated parking space is just beyond.





22C Fore Street

Approximate Gross Internal Area
574 sq ft - 53 sq m



Location

Bere Alston is a well-supported community with a wide range of amenities, including doctors' surgery, pharmacy, COOP supermarket, Post Office, bakery and butchers'. There is a highly regarded garage and a regular bus service and rail link give access to nearby Plymouth. The towns of Tavistock and Plymouth both offer a comprehensive range of amenities, retail outlets, supermarkets and higher education.

Agents Note: Will revert from small business relief to Council tax band B if used as main residence.

KEY INFORMATION

- 2 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Allocated space
- Not Listed
- Heating: Gas central heating
- Utilities: Mains electric, water, drainage and gas
- Restrictions: Yes - see title
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: Yes - No issues upon purchase
- Planning Permission / Proposed Developments: None known
- EPC Rating: C (75)
- Council Tax Band: B
*Currently on small business relief
- Tenure: Freehold
- Broadband: FTTP
*Per Ofcom
- Mobile Signal: Unlikely to good. *Per Ofcom
- Accessibility / Not suitable for wheelchair users

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VIEWING:

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