

MILLER TOWN & COUNTRY

Part of Smart Property Group

28 Lockeridge Road



2 Bedroom End of Terrace House

OFFERS OVER £230,000

BERE ALSTON PL20 7AW



This two bedroom end of terrace house in Bere Alston offers a fantastic opportunity for buyers seeking a modernised home in a desirable village location. The property has been thoughtfully updated throughout, presenting a fresh and inviting atmosphere ready for immediate enjoyment. With an asking price of Offers Over £230,000, it represents excellent value in the current market.

Upon entering you are greeted by a good sized welcoming entrance hall, providing ample space for coats and boots, perfect after a country walk. This practical area sets a positive tone for the rest of the home. The ground floor features new flooring throughout, contributing to a cohesive and contemporary feel. The triple aspect living/dining room is a bright and airy space, offering versatility for both relaxation and entertaining. Its layout allows for comfortable furniture arrangements and benefits from natural light from all directions. The kitchen provides functional space for daily cooking. It is well appointed and ready for use, with a rear door providing direct access to the garden and garage, adding to the practicality of the home. Upstairs you will find two comfortable double bedrooms.





The main bedroom offers elevated views over the picturesque Bere Peninsula, providing a pleasant outlook and a sense of tranquility. These rooms are generously proportioned, accommodating double beds and additional furniture with ease. The brand new bathroom is a lovely addition to the home, with a modern suite and fresh, contemporary finish. The installation of a new combi boiler provides efficient heating and hot water throughout the home, adding to its modern appeal and energy efficiency.

Externally, the property benefits from an enclosed rear garden, laid with a combination of patio and decking, providing a private and low-maintenance outdoor space ideal for relaxing, entertaining and enjoying al fresco dining. To the side of the property is a particularly spacious garage, offering excellent versatility with plenty of room for storage, a workshop or home gym. The garage benefits from good ceiling height, with additional overhead storage providing even more useful space. There is also additional parking to both the front and rear, with this off-road parking being a valuable asset in a village setting.

Bere Alston is a charming village located on the Bere Peninsula in West Devon, known for its strong community spirit and beautiful surroundings. The property is ideally situated within walking distance of local amenities, including shops, doctors surgery, primary school, and the Bere Alston railway station, which offers connections to Plymouth. This makes it an excellent choice for families, commuters, or those seeking a peaceful village lifestyle with convenient access to larger towns. The area is renowned for its scenic walks and outdoor pursuits, appealing to those who appreciate country living.

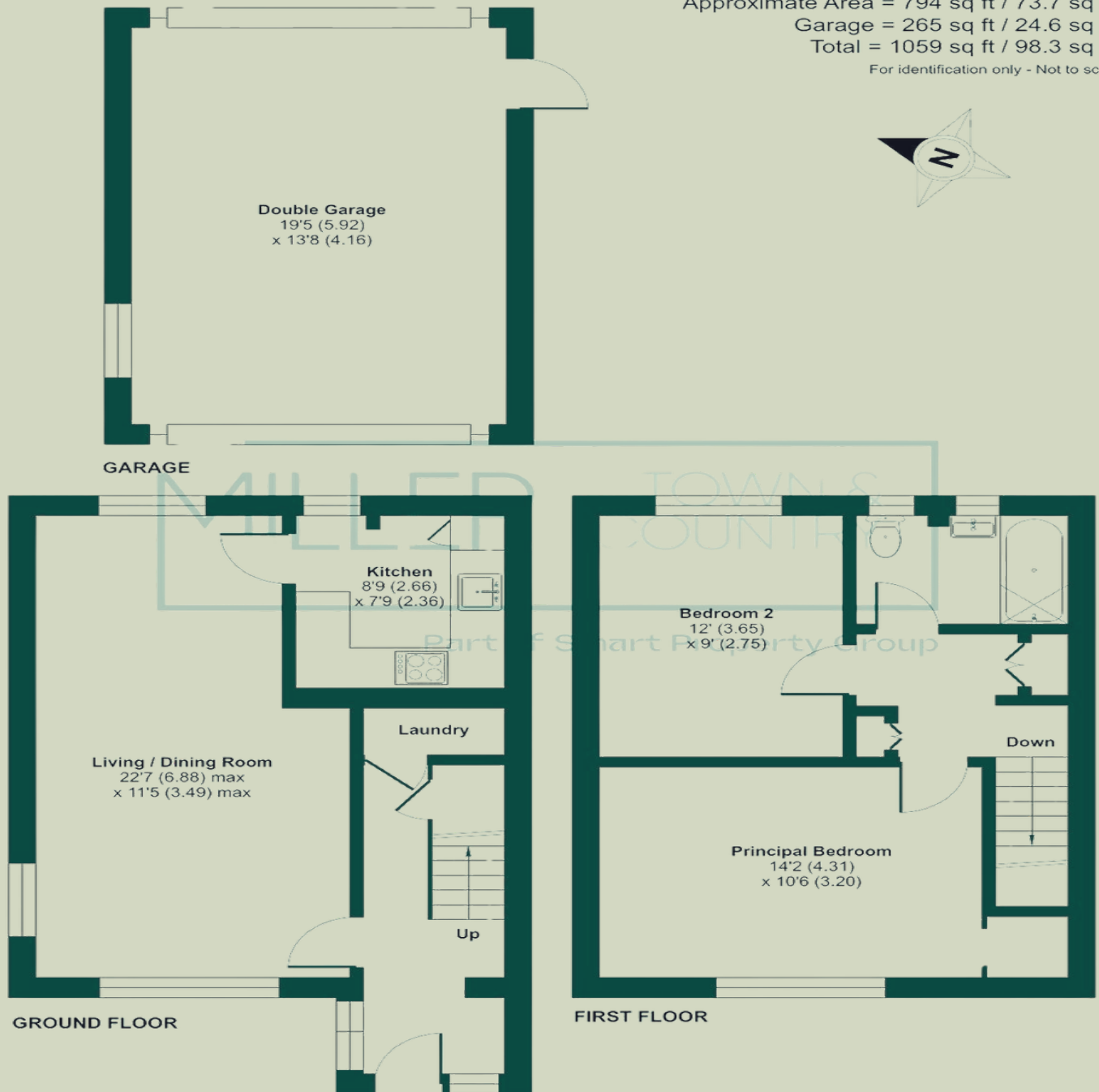
AGENT'S NOTE: The property is subject to a Section 157 restrictive covenant, commonly known as the 'Devon Rule'. Please ask the agent for further information.

Approximate Area = 794 sq ft / 73.7 sq m

Garage = 265 sq ft / 24.6 sq m

Total = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



Key information

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| Bedrooms: 2 | Notable construction materials: None Known |
| Bathrooms: 1 | Building safety concerns: None Known |
| Reception Rooms: 1 | Mining area: See title |
| Parking: Large garage | Planning permissions: None Known |
| Listed Status: Not Listed | EPC rating: D |
| Heating: Gas central heating | Council tax band: B |
| Utilities: Mains electric, water & drainage | Tenure: Freehold |
| Restrictions: Yes - see title | Broadband: FTTC (*Per Ofcom) |
| Easements, Wayleaves: None Known | Mobile signal: Good (*Per Ofcom) |
| Public rights of way: None Known | Accessibility: Not suitable for wheelchair users |
| Flooding: No | |