



Town • Country • Coast



Woolacombe Road

Bere Alston, Yelverton

Offers In Excess Of £310,000



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Occupying a semi-rural location on the edge of this sought after village, with private gated driveway and extensive south facing gardens, is this semi-detached two double bedroom, one ensuite bungalow, with potential to extend or add a conservatory, subject to consents. There is a 26'ft kitchen/diner and sitting room overlooking level rear gardens. Offered with NO ONWARD CHAIN.

Offered for sale for the first time since it was built in the 1980s, this bungalow has been very well cared for and will appeal to a variety of buyers. With potential to extend and perhaps for the keen gardener, this property enjoys a pleasant aspect with far reaching views towards Plymouth. The vendors have enjoyed many stunning seasonal views and annual firework displays.

The entrance porch/utility room offers space and plumbing for white goods, together with modern electric fuse board. Open shelved cupboard. Door into a shower room with basin, WC and shower cubicle, with electric shower over. The kitchen/diner is well fitted with a range of wall and base units, built-in double oven and hob, sink unit overlooking the gardens. The sitting room boasts an open fireplace with stone surround and hearth, patio doors to the rear gardens. There are two double bedrooms, one with ensuite shower bathroom, with bath and electric shower over, WC and basin. Electric heaters in all rooms.

Outside, a five bar gate gives entrance to a private gravelled drive providing ample off road parking for several vehicles. A paved area with steps down to the front entrance. To the side and rear are extensive lawned gardens, offering a good degree of privacy, with hedge boundaries, patio for dining al fresco and enjoying the view.





Entrance Porch/Utility

10'1" x 6'7" (3.08 x 2.01)

Shower Room

6'6" x 3'3" (2.00 x 1.00)

Kitchen/Diner

26'6" x 8'4" (8.08 x 2.55)

Sitting Room

15'9" x 8'11" (4.82 x 2.74)

Bedroom 1

12'7" x 12'7" max. (3.85 x 3.85 max.)

Ensuite Bathroom

6'0" x 5'10" (1.85 x 1.80)

Bedroom 2

10'11" x 10'4" (3.34 x 3.15)

Tenure

Freehold

Services

Mains electricity, metered mains water and private drainage.

Local Authority

West Devon Borough Council - Band B

EPC

E45

Situation

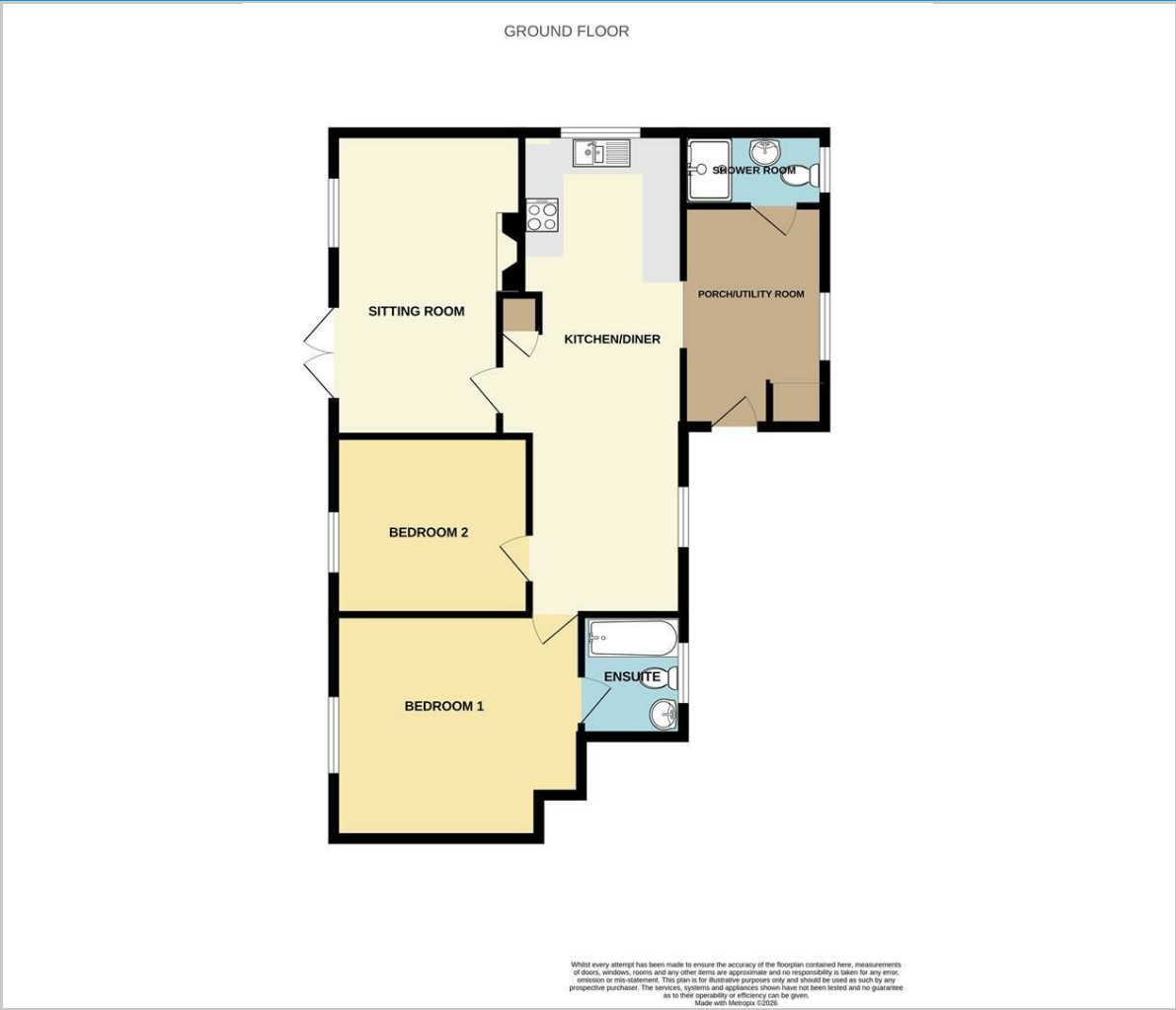
Bere Alston is a thriving village with the atmosphere and facilities of a small town. It has several shops including two convenience stores, a Post Office and bakery, a butcher's, a hairdresser and a pharmacy. There is also a primary school and health centre, plus a pub and takeaway. The village is situated in beautiful countryside within the Tamar Valley Area of Outstanding Natural Beauty. There are many footpaths radiating all around and there are also boatyards at nearby Weir Quay and Bere Ferrers on the River Tamar, making it an ideal location for those who enjoy the outdoor life. There are excellent public transport links, including regular buses to Tavistock, just six miles away, and a railway station on the scenic Tamar Valley Line giving access to Plymouth within 20 minutes.

Directions

Just before entering the village of Bere Alston, turn left signed Bere Ferrers. Follow the road until reaching a sharp right hand turn, signed Woolacombe Road, after a short distance the property will be found on your right 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.

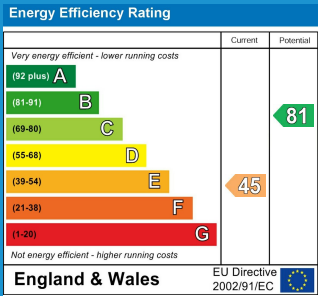
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3a Brook Street, Tavistock, Devon, PL19 0HD
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency
Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.