view property

Town • Country • Coast

Cornwall Street

Bere Alston, Yelverton

Guide Price £177,500

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Cornwall Street

Bere Alston, Yelverton

NO ONWARD CHAIN. Ideal bolt hole, first time buy or investment property, is this refurbished and immaculately presented two bedroom village cottage, with character features, stylish Oak internal doors, Jack and Jill shower room and a pleasant outside courtyard garden for dining al fresco.

Delightful sitting room with window seat to front, recess currently housing an electric woodburning effect fire and stairs rising to the first floor. Understairs storage area and door into the modern fitted kitchen. A range of wall and base units incorporating an electric oven and ceramic hob, sink unit and integrated appliances including a fridge/freezer, microwave and a washing machine.

On the first floor the accommodation has been stylishly laid out with a main double bedroom, a single bedroom linked together with a Jack and Jill shower room, with recessed shower cubicle, vanity basin and WC. A sliding pocket door from bedroom two, clearly demonstrates the great use of space created.

Outside is a small courtyard garden, perfect for dining al fresco. There is a shared right of way for access to the front of the neighbouring property. Mains gas central heating and the boiler is located in the loft.

Conveniently located within a few steps of the village centre with its post office, stores, cafe, tea rooms, hairdressers and popular community with a regular bus route.

The furniture can be available by separate negotiation if required.

Lounge/Diner
13'4" x 12'6" (4.08 x 3.83)

Kitchen
8'0" x 6'3" (2.45 x 1.92)

First Floor

Bedroom 1
13'6" x 9'11" (4.12 x 3.04)

Bedroom 2
10'8" x 4'3" (3.26 x 1.32)

Jack 'n' Jill Shower Room
7'0" x 2'2" (2.14 x 0.68)
Plus shower recess.

Services
Mains water, electricity and drainage. Mains gas central heating boiler located in the loft.

EPC
C74

Local Authority
West Devon Borough Council. Business Rate would then revert to Residential.

Tenure
Freehold

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
As you enter the village of Bere Alston, follow the road down to the T-junction in the village centre and turn left onto Fore Street. Then take the first right into Cornwall Street, proceed down this road for a short distance into the communal car park and the property will be found immediately ahead of you.

Agents Note
1. The property is subject to a flying freehold. 2. There is a right of way in the front garden for access to the neighbouring cottage.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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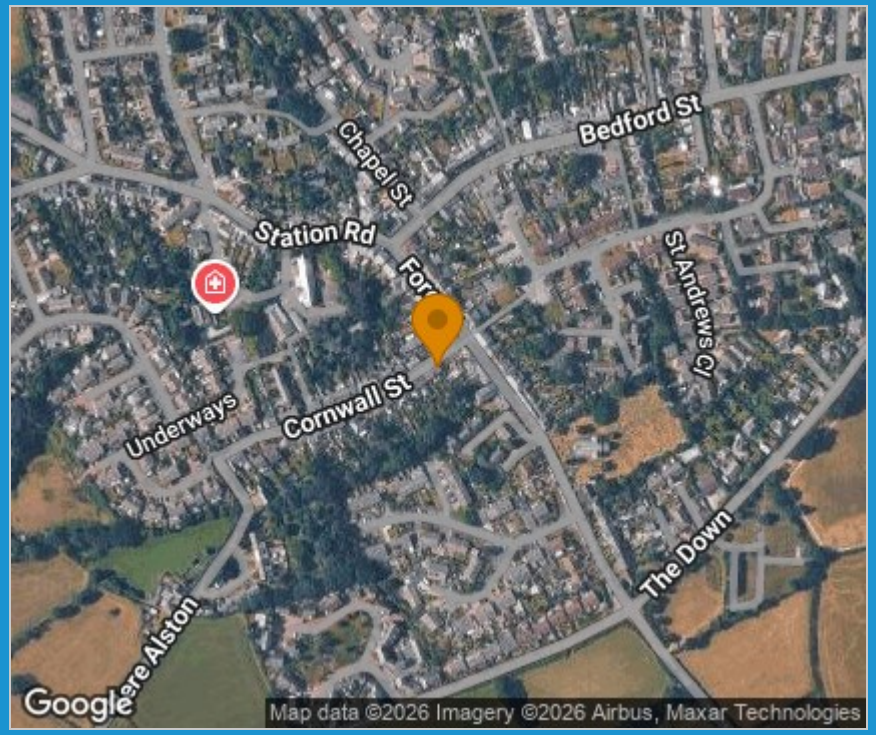
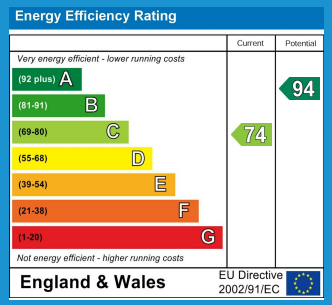
Area Map



Energy Efficiency Graph



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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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