

view property

Town • Country • Coast

The Down

Bere Alston, Yelverton

Offers In Excess Of £300,000

3 1 1

The Down

Bere Alston, Yelverton

Nestled in the desirable area of The Down, Bere Alston, this charming bungalow presents an excellent opportunity for those seeking a home to make their own. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The generous level gardens offer a delightful outdoor area, ideal for gardening enthusiasts or simply enjoying the fresh air.

Whilst the bungalow is in need of updating, it provides a blank canvas for potential buyers to infuse their personal style and preferences. The absence of an onward chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without unnecessary delays.

Situated in a sought-after location, this property benefits from the tranquillity of the countryside while remaining conveniently close to local amenities. Whether you are looking to create a family haven or a peaceful retreat, this bungalow on The Down is a promising prospect. Do not miss the chance to transform this property into your dream home.





















Hallway

Living Room
11'7" x 11'1" (3.54 x 3.4)

Dining Area
9'5" x 7'11" (2.88 x 2.43)

Kitchen
9'4" x 8'0" (2.86 x 2.46)

Conservatory
16'8" x 7'7" (5.1 x 2.33)

Utility
7'0" x 6'0" (2.14 x 1.83)

Side Porch
14'1" x 4'0" (4.3 x 1.23)

Bedroom One
13'0" x 11'6" (into bay) (3.97 x 3.52 (into bay))

Bedroom Two
11'5" x 11'5" (into bay) (3.5 x 3.49 (into bay))

Bathroom

Bedroom Three
8'7" x 6'10" (2.64 x 2.10)

Garage
19'11" x 8'7" (6.08 x 2.63)

Tenure
Freehold

Services
Mains electricity, gas, drainage and metered water.

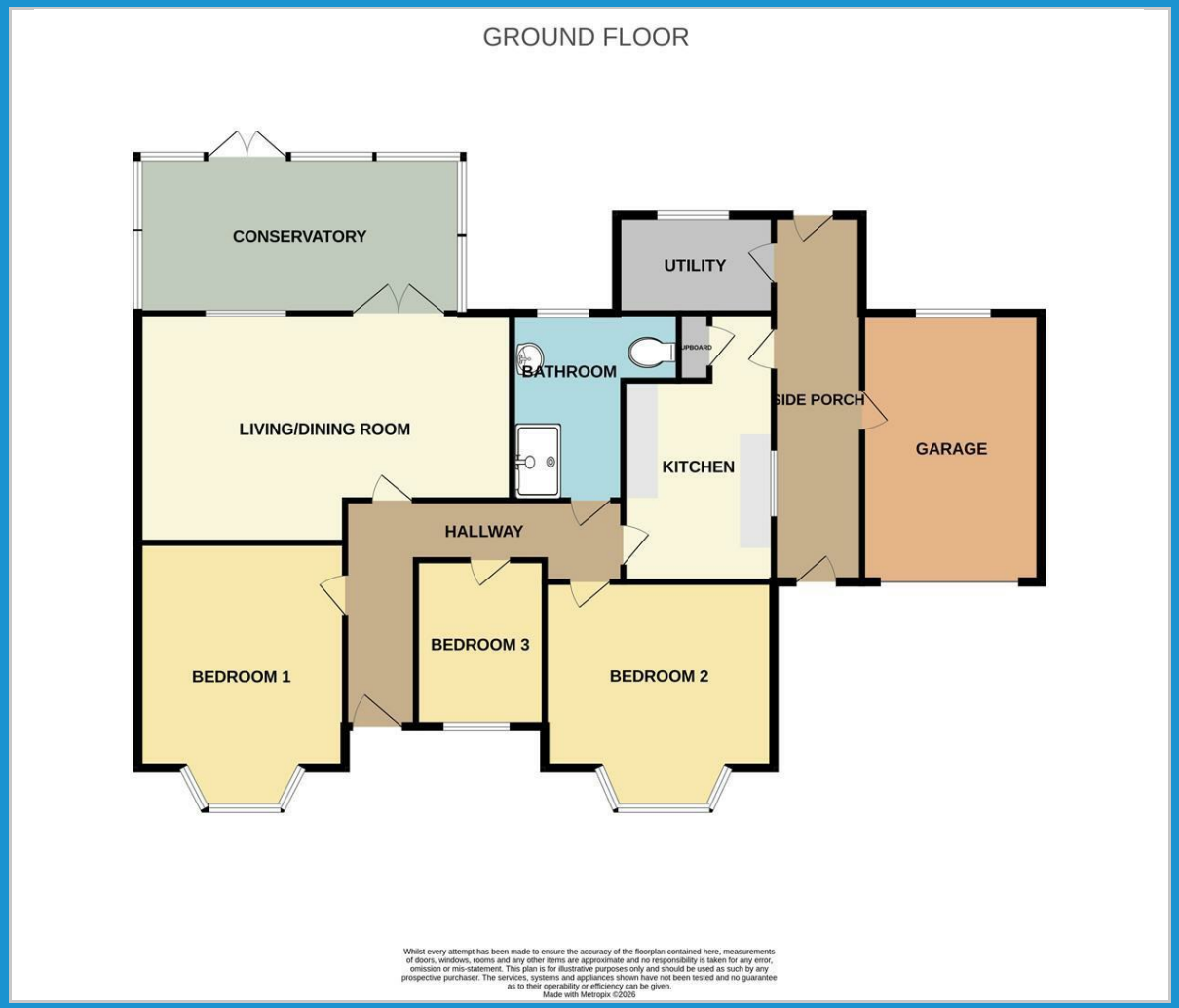
Council Tax Band
D

EPC
TBC

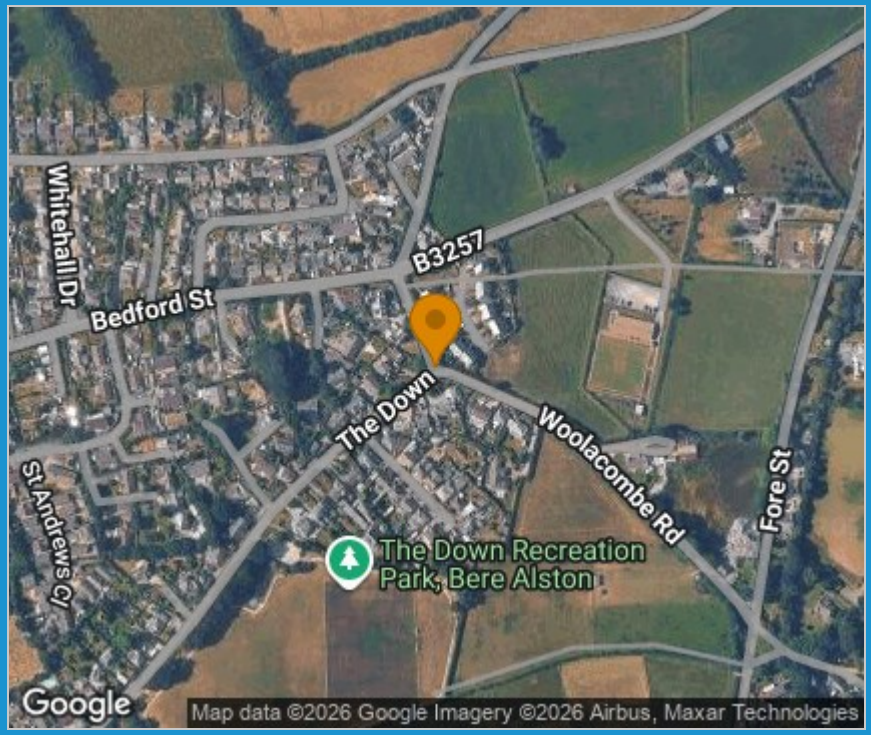
Situation
Bere Alston is a thriving village with the atmosphere and facilities of a small town. It has several shops including two convenience stores, a Post Office and bakery, a butcher's, a hairdresser and a pharmacy. There is also a primary school and health centre, plus a pub and takeaway. The village 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
From Tavistock head out towards Bere Alston. Enter the village and turn left onto The Down. Take the second left into Woolacombe road and after a short distance, you will find the property on the right.

Floor Plan



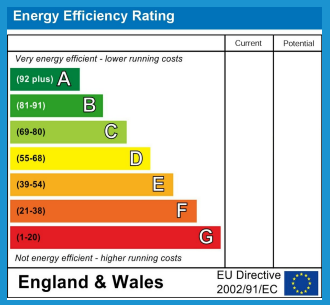
Area Map



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.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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