



Town • Country • Coast



Station Road

Bere Ferrers, Yelverton

Offers In Excess Of £199,950



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Nestled in a quiet no through road in the picturesque village of Bere Ferrers is this one bedroom semi detached bungalow with gated driveway and parking, enclosed low maintenance rear garden with large shed/summer house. Just a short walk from the village centre and the beautiful weir, makes this a perfect opportunity for a single occupant/couple or fantastic holiday let.

You access the property via double ornate metal gates, which open into the parking area for two cars. A gate guides you through to the rear of the property and to a useful porch area for coats and shoes. This leads into the open plan living area, with space for a sofa and a small table and chairs and other furniture. The kitchen is to the rear of the room, and boasts base units, electric hob and space for cooker, under counter fridge and freezer and washing machine.

A small hallway leads to the bedroom, which is a generous double with large window letting in plenty of natural light, with space for a large double bed and additional bedroom furniture. There is loft space which is boarded for extra storage with light.

The sunny garden is low maintenance and laid with artificial lawn and boasts a large shed/summer house to the rear, perfect for storage. The side path has the benefit of an outside tap.

The current vendor has installed mains gas central heating and connected to the mains drainage.





Open Plan Living Area

19'1" x 10'8" (5.82 x 3.25)

Bedroom

11'0" x 10'8" (3.35 x 3.25)

En-Suite Shower Room

Shed

10 x 8 (3.05m x 2.44m)

Tenure

Freehold

EPC

D/65

Services

Mains water, gas, electricity and drainage.

Council Tax Band

A

Situation

Bere Ferrers is a picturesque village located on the Bere Peninsula, surrounded by the tranquil waters of the Rivers Tavy and Tamar. It offers scenic countryside and is a popular spot for walkers and cyclists, with stunning riverside paths and connections to the Tamar Valley Line, a scenic railway that runs through the area. Bere Ferrers is also renowned for its strong community spirit.

It is only a short distance from the bustling village of Bere Alston, 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.

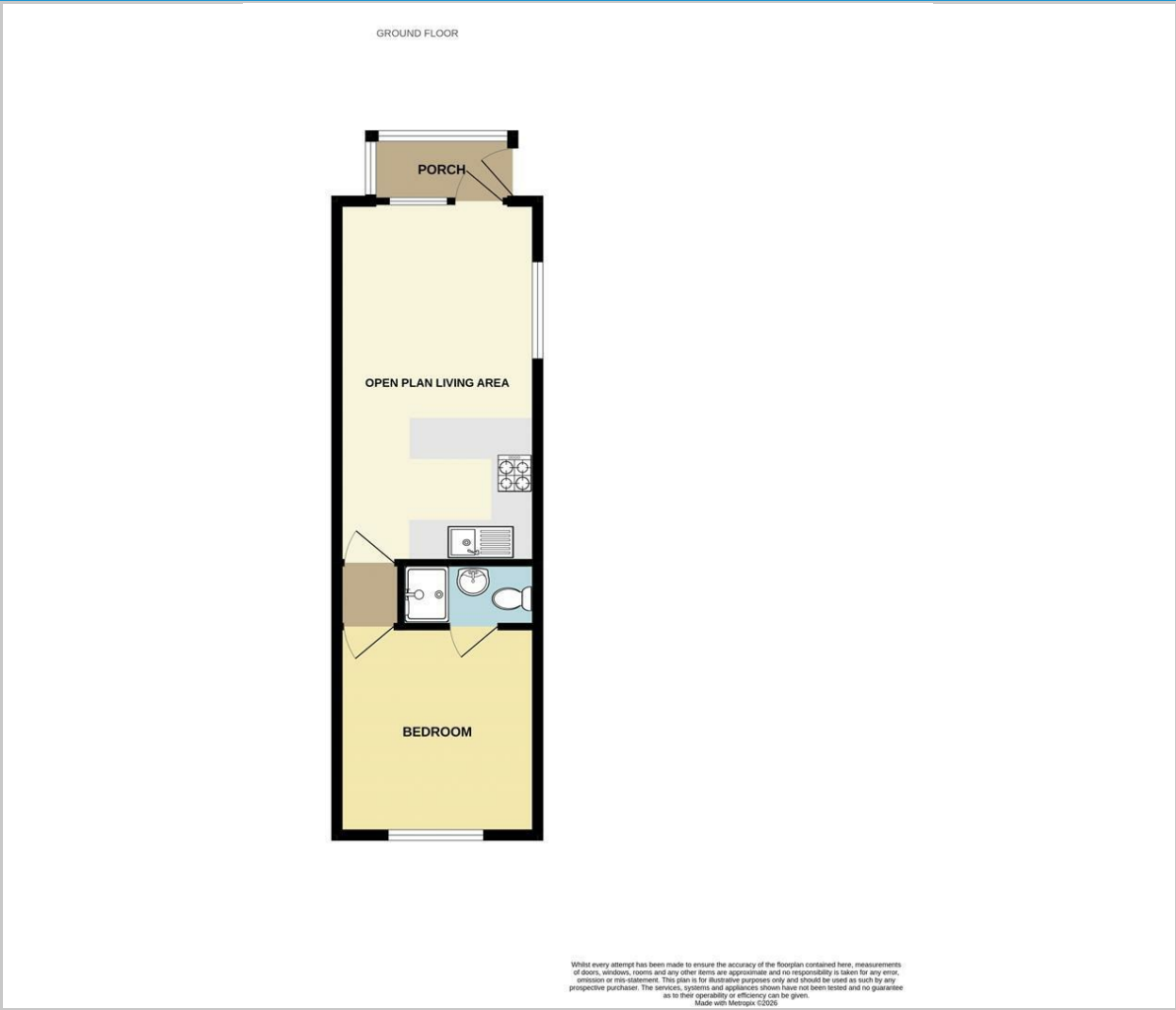
There are excellent public transport links, including regular buses to Tavistock, just six miles away, and a railway station on the scenic Tamar Valley Line giving access to Plymouth within 20 minutes.

Directions

From Tavistock, take the A390 out of the town and follow the signs towards Bere Alston. As you approach the village, take the left turn towards Bere Ferrers. Follow this road all the way down into the village. Turn right opposite the social club onto Station Road. Instead of following the road round to the right, continue straight ahead, where the property can 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.

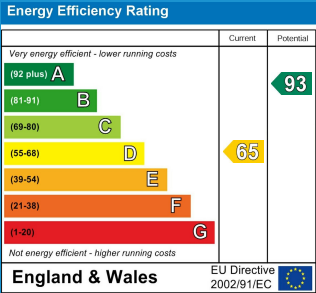
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Area Map



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.