



Town • Country • Coast

Sold by
stc

view
property
Town • Country • Coast
www.viewproperty.org.uk
T:01822 614614

0.99% including
No hidden

Trinity Close

Bere Alston, Yelverton

Guide Price £264,500



Trinity Close

Bere Alston, Yelverton

Occupying a quiet residential location within this sought after village is this semi-detached two double bedroom bungalow, together with a large driveway providing ample parking, larger than average garage, generous enclosed gardens, useful timber store and enjoying superb views.

Offered with double glazed windows, mains gas fired central heating and the benefit of solar panels this property is highly efficient to run.

As you enter this light and airy property the entrance hall gives access to all rooms, a spacious double aspect kitchen/breakfast room has a range of wall and base units under roll edge worktops with sink unit, space for washing machine, slimline dishwasher and a fridge/freezer. A wall mounted mains gas fired combination boiler provides central heating and hot water.

From the hall a door leads into a generous lounge/dining room with fireplace housing an electric fire and this room enjoys superb views from the front aspect towards Kit Hill. There are two double bedrooms, both with window and door leading to the rear patio outside. One has a full height wall length range of built-in wardrobes. A wet room boasts an electric Selectronic shower, wash hand basin, low level WC and a chrome heated towel rail.

The loft is partly boarded and we have been informed by the vendor that there is potential for a loft conversion subject to any necessary planning consents.

Outside, the driveway would be useful for those with several vehicles or a motorhome/caravan. The larger than average garage has an electric roll up door with power and light connected. A gate leads to the rear patio, a sun trap for dining al fresco, with expanses of lawn, mature shrubs and a useful Timber Store Shed. Superb views are enjoyed from the gardens over countryside and towards Kit Hill.





Entrance Hall

Kitchen/Breakfast Room
15'9" x 8'1" (4.82m x 2.47m)

Lounge
19'6" x 11'10" (5.96m x 3.63m)

Bedroom 1
13'5" x 8'6" (4.09m x 2.60m)

Bedroom 2
10'3" x 9'6" plus wardrobes. (3.13m x 2.90m plus wardrobes.)

Wet Room
5'6" x 5'0" (1.70m x 1.54m)

Outside

Garage
15'8" x 12'4" (4.78m x 3.78m)

Services

Mains metered water, gas, electricity and drainage. Solar Panels.

Tenure

Freehold

Local Authority

West Devon Borough Council - Council Tax Band C.

EPC

B80

Situation

Bere Alston is a village in West Devon which has a regular bus service to Tavistock and also boasts many amenities including a primary school, post office butchers, Co-Op, public house, doctor's surgery and a train station which links the village to Plymouth. The Bere Peninsula is located between the Ocean City of Plymouth and the Ancient Stannary Town of Tavistock.

Directions

As you enter the village of Bere Alston continue to the T Junction and turn left into Fore Street, follow the road almost to the outskirts of the village and turn right into Marythorne Road. Follow this road into Trinity Close whereupon the property will be found on the left hand side.

Agents Note

Solar panels are leased.

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
 Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

