



Guide Price £220,000



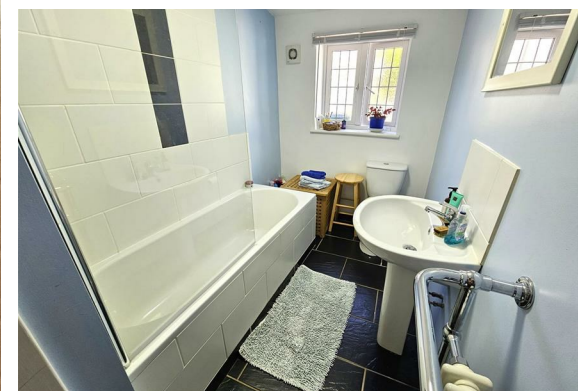
Bedford Street

Bere Alston, Yelverton

A charming and deceptively spacious two bedroom, two reception and two bathroom, mid terraced village cottage, being very well presented, having recently been re-roofed, with character features such as exposed beams, timber internal doors, attractive slate flooring, deep sills and a woodburning stove, creating a warm and inviting home in the heart of this sought-after village. Extensive larger than average rear gardens with detached garden room/studio.

Offering two welcoming reception rooms, the cosy sitting room boasts a woodburning stove, while the separate dining room provides an ideal space for dining, with stairs rising to the first floor. The well equipped kitchen offers storage and workspace with room for white goods, complemented by a ground floor bathroom with shower over bath, WC and basin, also housing a cupboard with the mains gas fired boiler. An additional first floor shower room with an overmount sink unit, illuminated mirror over, WC, walk-in shower and a heated towel rail and. There are two bedrooms on the first floor.

Outside, the property truly comes into its own with extensive, larger-than-average gardens that have been thoughtfully arranged to create a variety of outdoor spaces. A decked terrace provides the perfect spot for al fresco dining, whilst the sheltered courtyard enjoys a wonderful sun-trap position. Expanses of lawn are interspersed with many mature flowering shrubs and small trees, pockets of dappled shade, alongside productive vegetable and fruit growing areas. Beyond, a further section of garden incorporates a useful garden store and an impressive detached garden room, ideal as a home office, studio or hobby space.





Entrance Porch

Sitting Room

13'5" x 12'1" (4.09 x 3.70)

Dining Room

13'2" x 6'2" (4.03 x 1.90)

Kitchen

10'0" x 5'8" (3.07 x 1.73)

Ground Floor Bathroom

10'5" x 5'1" (3.18 x 1.55)

Bedroom 1

13'9" x 7'11" (4.21 x 2.43)

Bedroom 2

8'7" plus recess x 7'1" (2.64 plus recess x 2.16)

Shower Room

10'4" x 3'4" (3.15 x 1.03)

Detached Garden Room/Studio

12'2" x 6'9" (3.71 x 2.06)

Services

Mains water, metered, mains electricity, drainage and gas.

Local Authority

West Devon Borough Council - Band B

EPC

C/70

Tenure

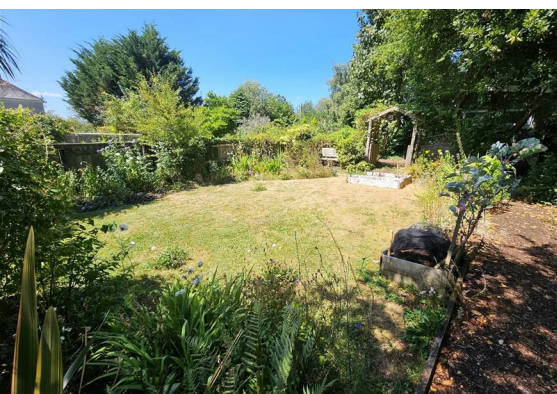
Freehold

Situation

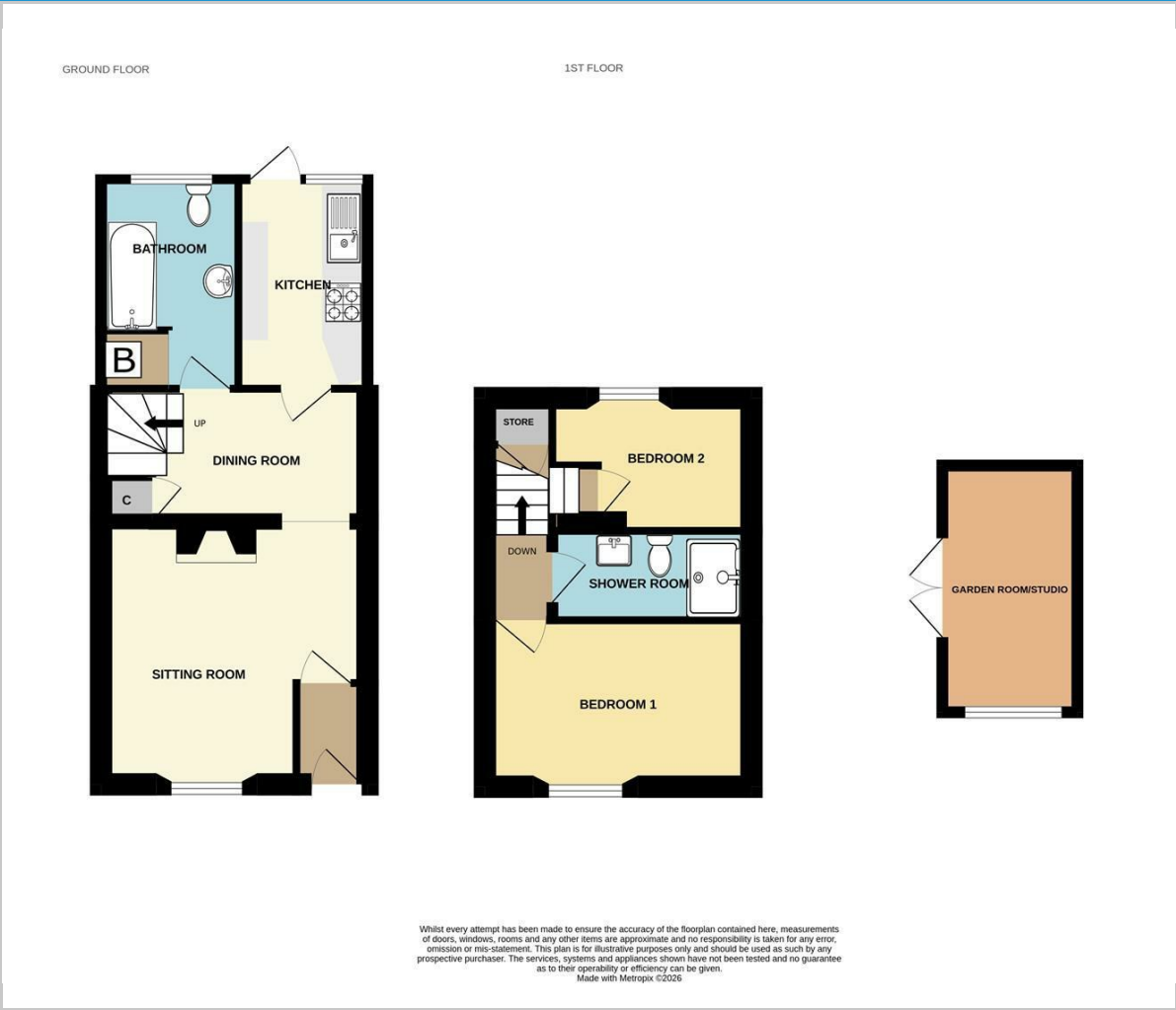
Bere Alston is a thriving village with the atmosphere and facilities of a small town. It has several shops including two convenience stores, a Post Office and bakery, a butcher's, a hairdresser and a pharmacy. There is also a primary school and health centre, plus a pub and takeaway. The village is situated 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

Enter the village of Bere Alston. Head down the hill along Bedford Street and the property can be found on the 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.

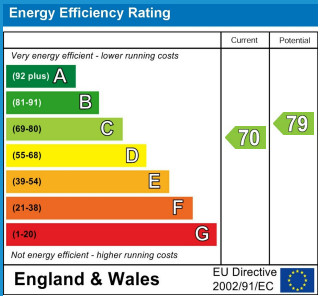
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Area Map



Energy Efficiency Graph



AML CHECKS

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