



Town • Country • Coast



Maynard Park
Bere Alston, Yelverton

Guide Price £225,950



Maynard Park

Bere Alston, Yelverton

Situated in a quiet cul-de-sac within this popular village location, this two bedroom semi-detached bungalow occupies a larger than average, level plot, offering generous gardens, driveway parking for several vehicles and a detached garage.

The entrance hall gives access to a good sized sitting room with pleasant outlook to the front. a modern fitted kitchen with range of wall and base units opens into a good sized dining room with two windows overlooking the rear gardens. A door to the rear leads to a covered porch area. There are two double bedrooms, one with built-in cupboard housing the wall mounted gas fired central heating boiler and a shower room.

The property benefits from a long driveway providing ample off-road parking, with a particularly generous front lawn, bordered by mature shrubs and flower borders, offering potential to create additional parking for a large motorhome or caravan, subject to any necessary permissions.

To the rear, the property enjoys a wonderfully private garden, providing an ideal setting for relaxing or entertaining. Further enhancing the appeal is the excellent range of outside storage facilities, including an attached garage with an additional store to the rear and a large potting shed, making this an ideal choice for keen gardeners, hobbyists or those requiring extra storage space.

With its peaceful position, absence of passing traffic and impressive plot size, this bungalow offers a fantastic opportunity for buyers seeking single-storey living with generous outdoor space and versatility.





Entrance Hall

Lounge

12'0" x 11'1" (3.67 x 3.39)

Kitchen

8'11" x 7'10" (2.74 x 2.39)

Dining Room

11'9" x 9'4" (3.60 x 2.86)

Bedroom 1

9'6" x 10'0" (2.90 x 3.06)

Bedroom 2

10'0" x 9'6" (3.06 x 2.90)

Shower Room

6'0" x 5'1" (1.84 x 1.56)

Garage

Services

Mains water, electricity, drainage and gas.

EPC

D65

Local Authority

West Devon Borough Council - Band B

Tenure

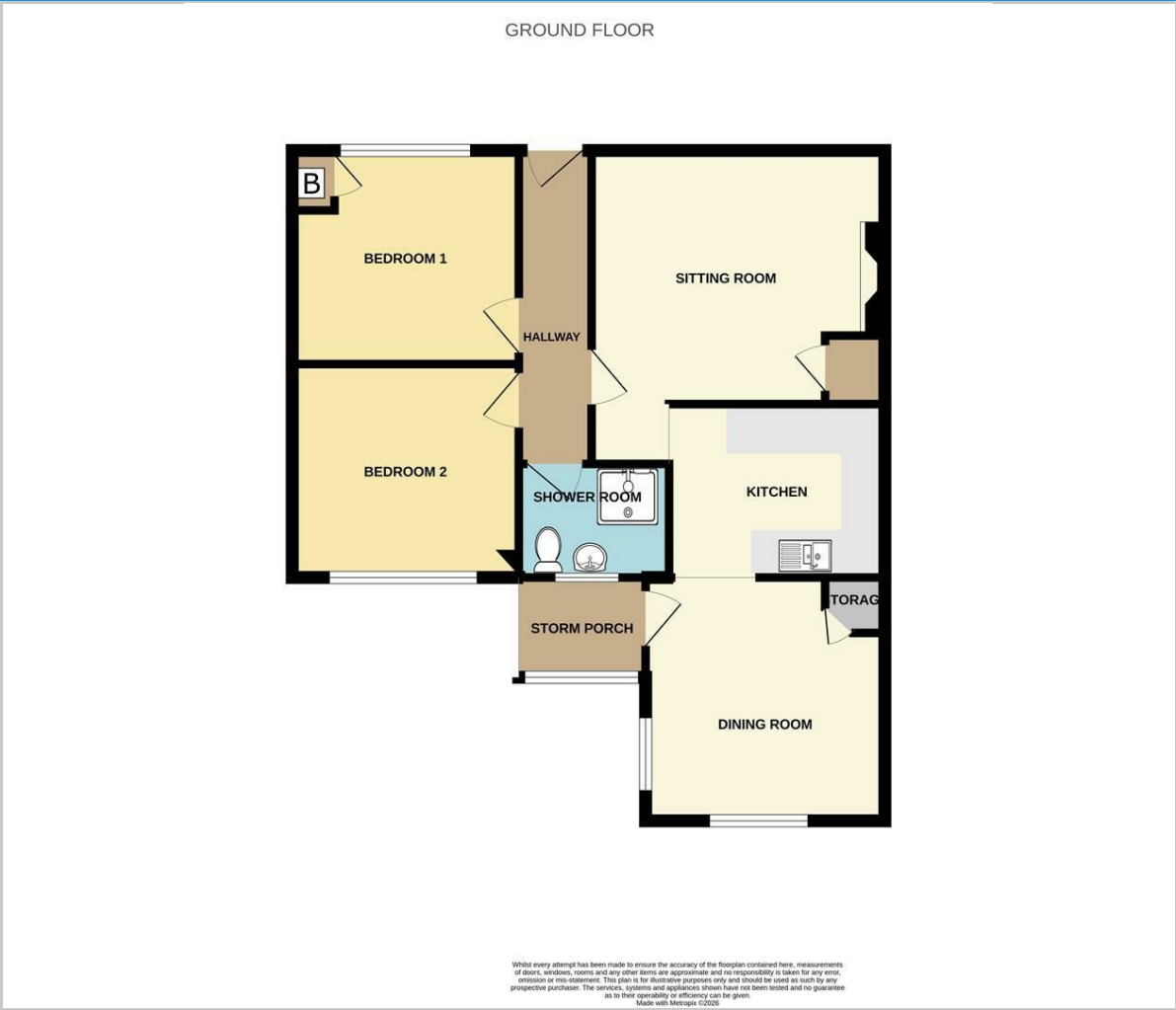
Situation

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

Enter Bere Alston on the B3257 (Bedford Street). At the T junction turn right onto Station Road. After a short distance turn left into Lockeridge Road and then left into Maynard Park. At the T junction turn left to stay on Maynard Park and then left again where the property can be found on your right hand side with our For Sale board displayed.

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.

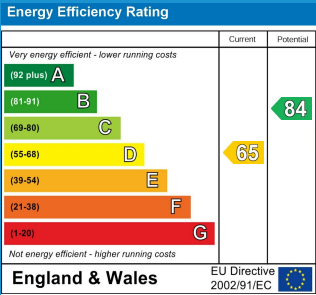
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Area Map



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.