

view property

Town • Country • Coast

The Square

Bere Alston, Yelverton

Guide Price £172,500

2 1 1 F

The Square

Bere Alston, Yelverton

Offering characterful accommodation is this well presented two bedroom mid terraced cottage, with views across the Tamar Valley. Spacious living and dining areas with modern kitchen and ground floor bathroom. Outside are delightful gardens to the front and rear, together with a a useful workshop and rear access.

Entrance porch with stable door into the sitting room, with feature open fireplace and beamed ceiling. Dining area with deep understairs storage and stairs rising to the first floor. Doorway into the kitchen fitted with an attractive range of wall and base units, integrated fridge and freezer, electric oven and gas hob, ample worktop space and space for white goods. Stained feature window to dining room. Pleasant outlook to rear and door into the rear lobby and ground floor bathroom with ball and claw feet bath, vanity basin and WC. A door from the rear lobby leads to outside.

On the first floor are two bedrooms, one with storage cupboard and further built-in cupboard housing the wall mounted gas fired boiler. Exposed beams

To the front of the cottage are level gardens with flower borders. To the rear, a small courtyard and steps up to the lawned rear garden with a detached block built store. A gate gives access to the rear.























Entrance Porch

Living/Dining Room
18' 8" x 13'1" (max) (5.49m 2.44m x 3.99m (max))

Kitchen

Bathroom

Bedroom 1
13'2" x 10'11" (4.01m x 3.33m)

Bedroom 2
6'8" x 10'6" (2.03m x 3.20m)

Tenure
Freehold

Services
Mains gas, electricity, water and drainage

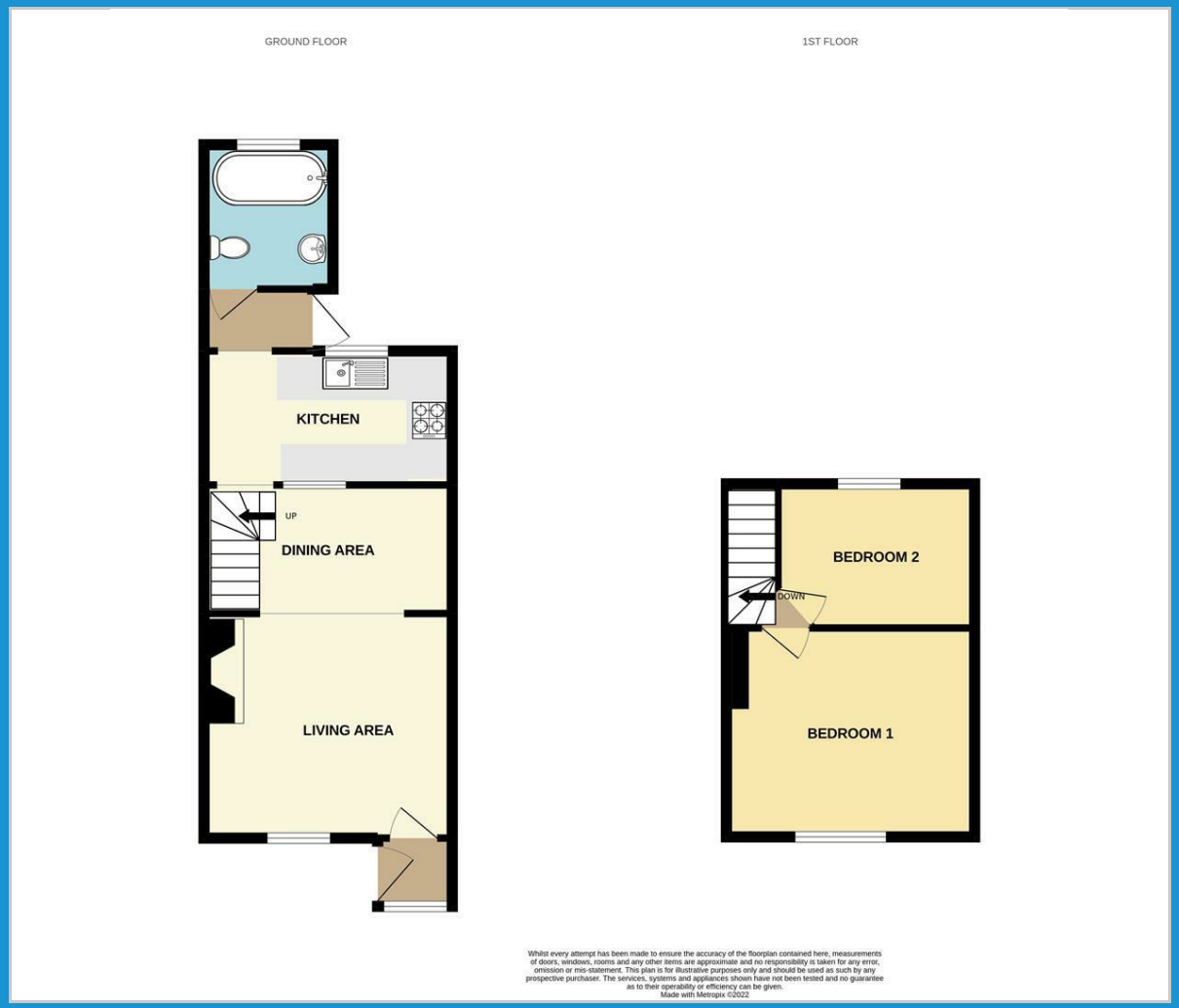
Council Tax Band
A

EPC
F/31

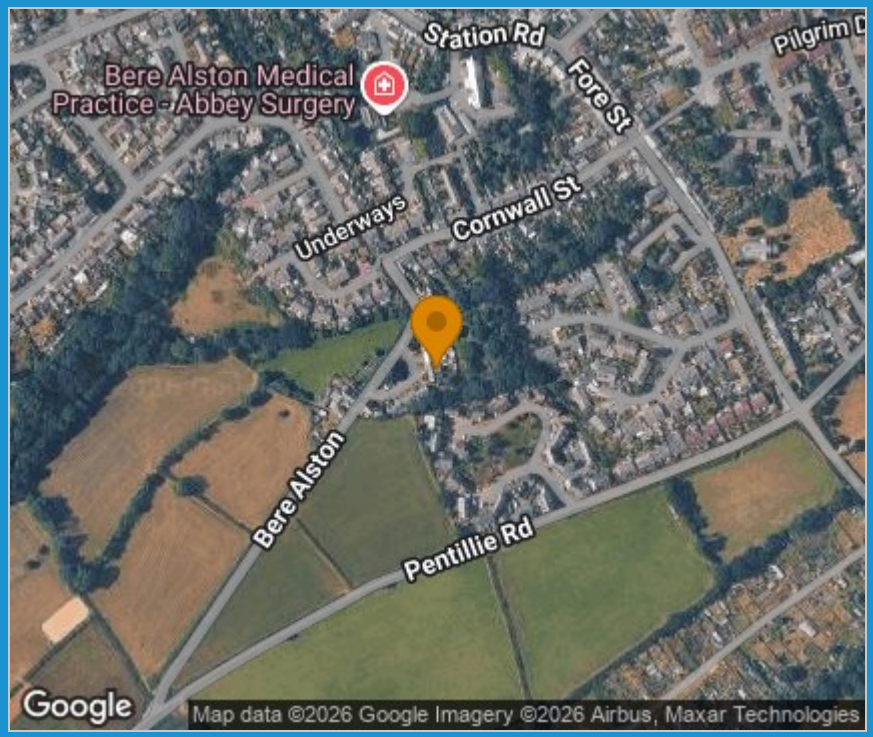
Situation
Bere Alston is a village in West Devon which has a regular bus service to Tavistock and also boasts many amenities including a primary school, post office butchers, Co-Op, public house, doctor's surgery and a train station which links the village to Plymouth. The Bere Peninsula is located between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

Directions
As you approach the village of Bere Alston proceed down the hill until you reach a cross roads, turn left onto Fore St passing through the village shops. Take the next right and follow this for approx. 1/4 of a mile where 'The Square' is found on your left hand side.

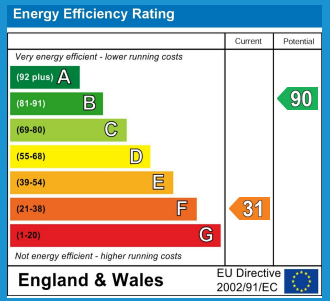
Floor Plan



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.

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 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