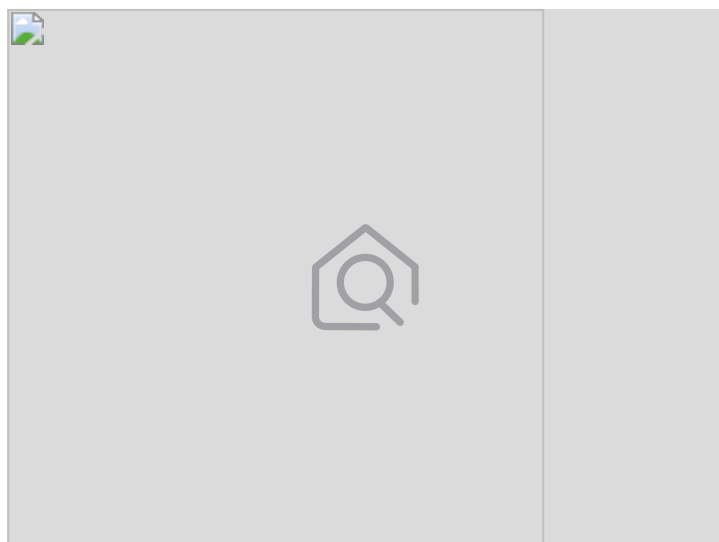




7 The Square, Bere Alston, PL20 7BH

£235,000



A beautifully presented two bedroom cottage situated on The Square in Bere Alston, a small collection of cottages on the edge of the village. The property has been reconfigured by the current owner giving two double bedrooms and a downstairs cloakroom, which is a much better use of the space.

You enter via a stable door to a useful porch then through to the cosy sitting room. This room has plenty of character and charm with painted beams and a log burner. An opening leads to a stylish kitchen/dining room with plenty of space for a table and top quality integrated appliances including a Neff slide & glide oven, dishwasher and wine fridge. The shaker style kitchen is complimented by brass hardware and solid wood worktops. There is a utility/cloakroom plus French doors out on to the garden.

Upstairs are two double bedrooms, both with some built in storage. The main bedroom has a decorative original fireplace as a focal point. There is a modern shower room with double shower cubicle.

Externally the property benefits from an enclosed garden to the rear with a seating area and several steps up to a lawn. There are borders for planting and a concrete shed for storage. A gate leads out to a community allotment area, where this cottage has use of one good size plot. The vendors have maintained the plot and built vegetable beds, plus there is another shed. To the front is a paved driveway with parking for one car and space to sit out.

Bere Alston is a popular and well-served village in the heart of the beautiful Tamar Valley, an Area of Outstanding Natural Beauty. The village offers a good range of everyday amenities including local shops, a primary school, pub, doctors' surgery and railway station, with regular services to Plymouth. Surrounded by attractive Devon countryside and close to the River Tamar, Bere Alston is ideally positioned for those looking for a village lifestyle while remaining within easy reach of Tavistock, Yelverton and Plymouth.

PORCH

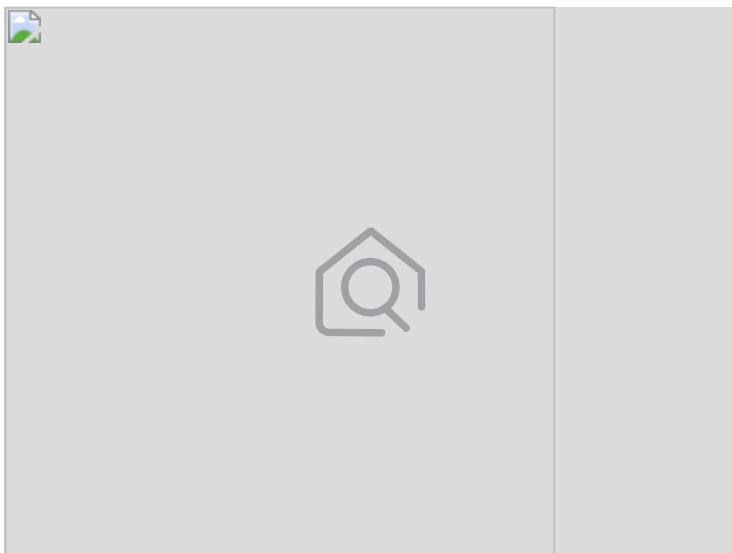
Composite stable door into porch, double glazed window to side, cupboard housing electric meter, tiled floor, wooden glazed door into:

SITTING ROOM

Cosy room with painted beams, original fireplace with log burner set on slate hearth and wooden mantle, alcove cupboard and shelving, double glazed sash window to front, tiled floor, wall lighting, opening to:

KITCHEN/DINER

Continuation of tiled floor, step up to modern fitted kitchen with solid wood worktops, integrated Neff Slide & Glide oven, AEG induction hob, Neff dishwasher, built-in fridge, Blanco ceramic butler sink, integrated wine fridge, extractor hood, tiled splashback, double glazed window and French doors to rear,



space for dining table and under stairs storage, recess with shelf, stairs to first floor, door to:

UTILITY/CLOAKROOM

Modern white suite including low level WC, wash hand basin with cupboard, worktop with space and plumbing for washing machine below, radiator, tiled floor, double glazed window to rear.

LANDING

Wooden doors to:

BEDROOM ONE

Double glazed sash window to front, decorative cast iron fireplace, original cupboard with hanging rails, radiator.

BEDROOM TWO

Two double glazed windows to rear, radiator, storage cupboard, hanging rail.

SHOWER ROOM

Modern white suite including tiled double shower cubicle, low level WC, wash hand basin with vanity cupboard, tiled splashback and slate shelf, chrome ladder style radiator, extractor fan, access to loft space.

EXTERNAL

French doors open onto an enclosed garden with a patio area immediately outside the cottage. Steps lead up to a lawn with borders. There is a concrete storage shed and a gate which leads out to a large allotment area. The property has use of a specific plot. To the front is paved parking for one car with a further seating area and a raised border.



SERVICES

Mains gas, electric, water & drainage.

OUTGOINGS

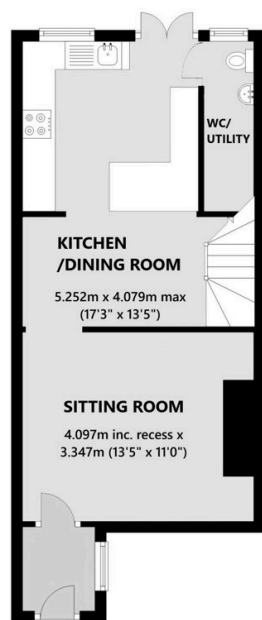
We understand the property is in band 'A' for council tax purposes by internet enquiry with West Devon Borough Council.

TENURE

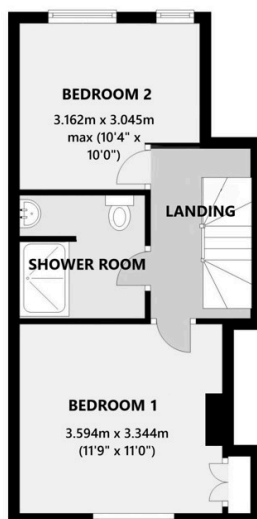
Freehold

VIEWING

Strictly by appointment with Kirby Estate Agents.



GROUND FLOOR



FIRST FLOOR

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We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee.

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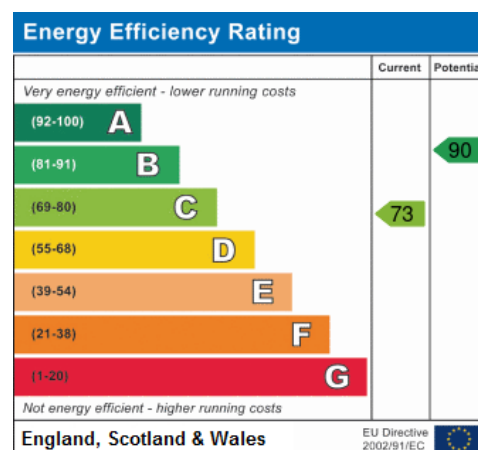
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