



Town • Country • Coast



The Square

Bere Alston, Yelverton

Guide Price £229,000



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NO ONWARD CHAIN. Occupying a tucked away location on the fringes of this sought after self-contained village, is this refurbished semi-detached two bedroom cottage, offering spacious living accommodation with a large sitting/dining room, ground floor shower room and well fitted modern kitchen with integrated appliances. Outside, a driveway provides ample off road parking, delightful lawned gardens with patio and rear courtyard. Within walking distance is a large allotment available by separate negotiation.

The front door leads into the sitting/dining room, with deep sills, wooden floors and attractive fireplace with woodburning stove. Stairs lead to the first floor. A step and inner hallway then leads to a recess and cupboard housing the mains gas fired boiler and door into a ground floor shower room, with mains fed shower, WC, basin and heated towel rail. The hall then leads into an attractively fitted kitchen with wood block effect worktops, integrated fridge freezer, eye level single oven with steam function, integrated multi function microwave, induction hob with built-in extractor, plate rack, carousel units and pull out larder. A door leads to the rear garden.

On the first floor the landing gives access to two double bedrooms.

Outside, a drive provides ample off road parking and leads to the side courtyard, patio area and extensive lawned area. To the rear is a private courtyard.

Within a few steps of the property is an Allotment which is available by separate negotiation if required.





Sitting Room

18'8" x 12'6" (5.71 x 3.82)

Kitchen

12'5" x 9'6" (3.80 x 2.90)

Shower Room

7'6" x 3'5" (2.30 x 1.06)

First Floor Landing

Bedroom 1

12'5" max x 9'2" (3.79 max x 2.80)

Bedroom 2

9'11" x 8'10" (3.03 x 2.71)

Services

Mains water, electricity, drainage and gas.

EPC

D58

Local Authority

West Devon Borough Council - Band C - The vendor has confirmed that it is currently Band C but relating to 9 -10 The Square combined, expected to be adjusted to Band A in due course.

Tenure

Freehold

Situation

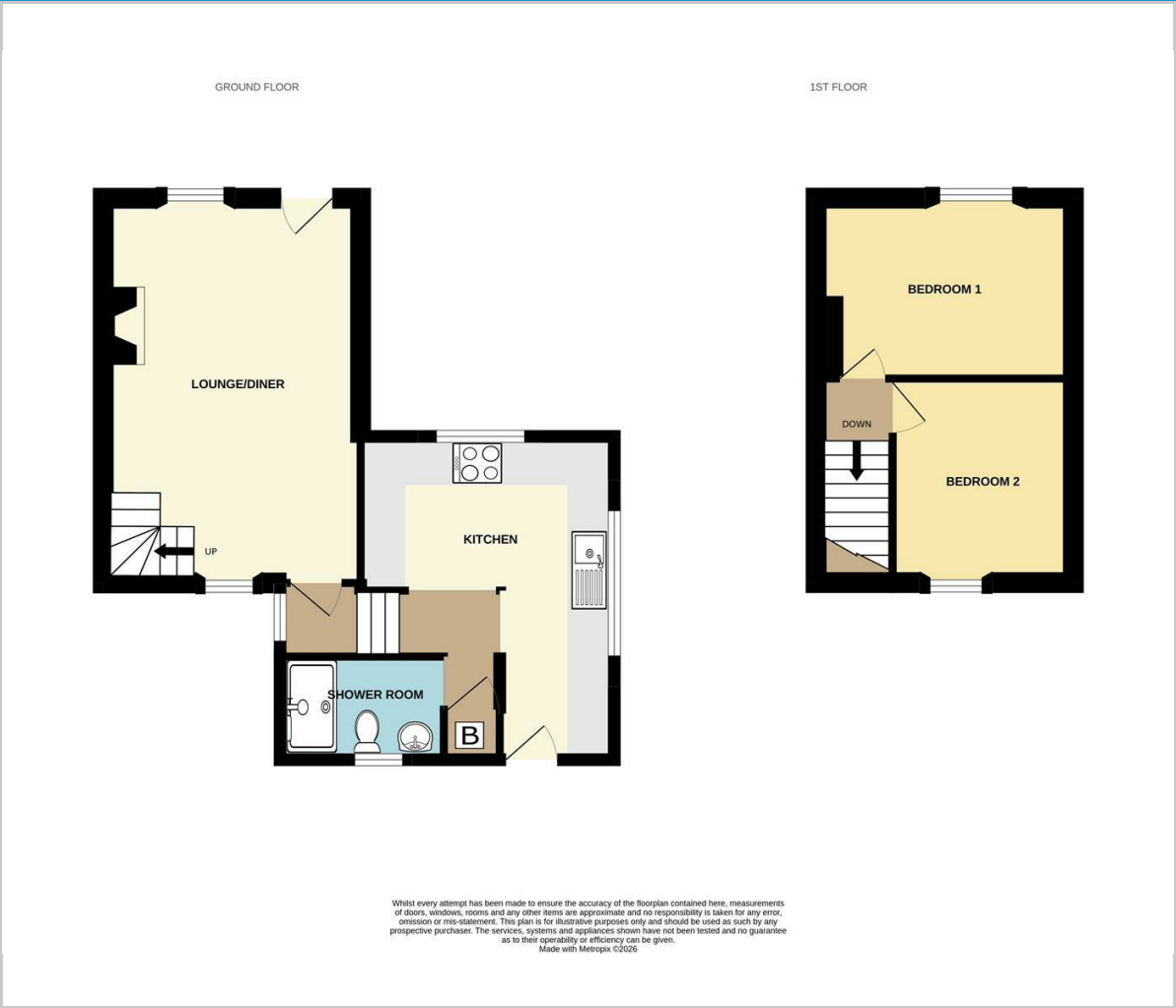
Bere Alston is a thriving village with the atmosphere and facilities of a small town. It has several shops including two convenience stores, a Post Office and bakery, a butcher's, a hairdresser and a pharmacy. There is also a primary school and health centre, plus a pub and takeaway. The village is situated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

From Tavistock proceed into the village of Bere Alston, upon reaching the centre, turn left, go passed the post office stores, then immediately right into Cornwall Street. Continue to the end of this street out of the village then bear left and you will see a View Property For Sale sign at The Square, turn into this lane and the property will be found ahead of you.



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.

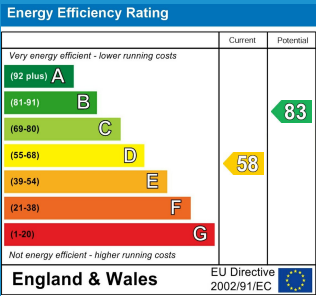
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Area Map



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.