



Town • Country • Coast



Bedford Park

Bere Alston, Yelverton

Guide Price £300,000



Bedford Park

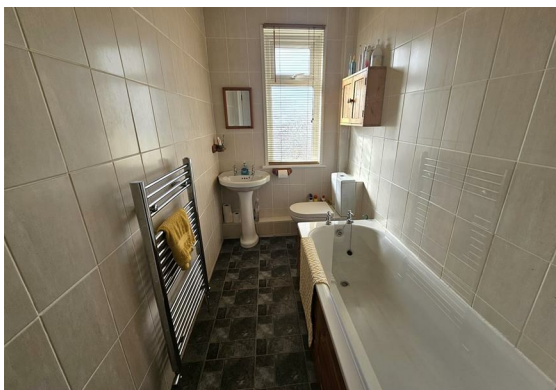
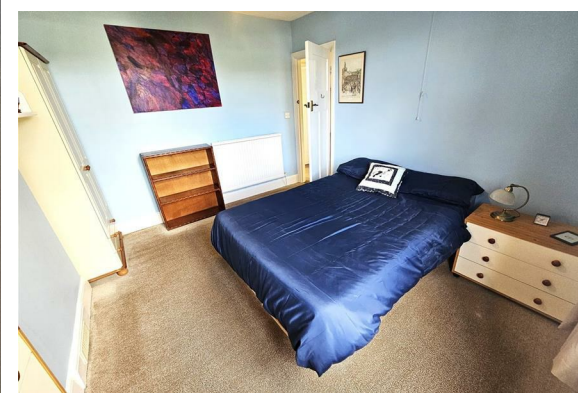
Bere Alston, Yelverton

Located in the popular village of Bere Alston is this well presented three bedroom Victorian house with scenic views towards Kit Hill. The property is located in the heart of the village and is semi detached. It boasts a variety of useful amenities such as a car port and garage providing off road parking, large garden, spacious living accommodation and potential to extend into the loft space (STP).

You enter the property via a well matured front garden. Through the front door there is a useful porch providing the ideal place for boots and coats. Off of the hallway is a sizeable living room with feature fireplace home to a wood burning stove to warm those winter evenings and a bay window inviting natural light to fill the room. Further down the hall is the generously sized dining room which adjoins an additional breakfast room and provides access to the garden through a sliding door. The kitchen is equipped with a range of eye and base level units as well as offering plenty of space for white goods. Also located in the hallway is a downstairs W/C.

On the first floor are three double bedrooms. The first bedroom currently used as a study is rear aspect and overlooks the patio area. The second bedroom is a large double and is again rear aspect, enjoying views over the rear garden. The master bedroom located at the front of the property is a generous double and benefits from a large bay window providing views over rooftops and towards Kit Hill. Finally the bathroom is well equipped with a matching three piece suite which also has a shower over the bath.

Off the breakfast room are sliding doors providing access to the garden, which has a stone path leading to the workshop and carport to the rear of the property. The garden offers plenty of potential with separate laid to lawn areas as well as a small pond and a patio ideal for al fresco dining.





Living Room
12'5" x 11'0" (3.80 x 3.37)

Dining Room
12'2" x 9'9" (3.71 x 2.99)

Breakfast Room
9'6" x 8'11" (2.90 x 2.73)

Kitchen
9'8" x 8'0" (2.95 x 2.45)

Downstairs W/C
5'6" x 2'3" (1.70 x 0.70)



Bedroom 1
11'4" (expanding to 13'11") x 9'4"
(3.46 (expanding to 4.25) x 2.87)

Bedroom 2
11'10" x 10'10" (3.63 x 3.31)

Bedroom 3
9'6" x 8'1" (2.92 x 2.47)

Bathroom
8'6" x 4'10" (2.60 x 1.48)

EPC
TBC

Tenure
Freehold

Services
Mains electricity, gas, water and drainage.

Council Tax Band
C

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). Carry straight on Bedford Street travelling down the hill towards the centre of the village. The property will be located on your left hand side halfway down.



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

