



mansbridgebalment

BERE FERRERS

£149,950



Treferrers, Station Road, Bere Ferrers PL20 7JT

SITUATION AND DESCRIPTION

Offered with no onward chain, a well presented one bedroom semi-detached bungalow set on a level plot with valuable off road parking and low maintenance gardens, peacefully situated in the highly sought after riverside village of Bere Ferrers and within easy reach of the village amenities, including the public house, social club and train station.

This modern property was originally built as an annexe to the adjoining bungalow and now offers a unique opportunity to purchase a smaller property within this rural riverside village. Its light and airy accommodation briefly comprises 19ft dual aspect kitchen/dining/living room, inner hall, double bedroom and ensuite shower room. There is driveway parking for two vehicles and an enclosed low maintenance rear garden. The property also benefits from electric heating and PVCu double glazing throughout.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

PVCu double glazed entrance door leads into:

KITCHEN/LIVING/DINING ROOM

19' 2" x 10' 9" (5.84m x 3.28m)

Light and airy dual aspect room. The kitchen area is fitted with a range of matching wall and base cabinets with contrasting roll top work surfaces with tiled splashbacks; inset stainless steel circular sink unit with mixer tap and drainer; built-in stainless steel oven and grill with inset four ring electric hob above with stainless steel extractor hood over; space and plumbing for an automatic washing machine; space for under counter fridge and freezer; television point; telephone point; PVCu double glazed window to rear overlooking garden with countryside glimpses; additional PVCu double glazed window to side; two wall hung 'Gabarron' electric radiators; door into:

INNER HALL

Access to loft space; door into:

BEDROOM

11' 1" x 10' 9" (3.38m x 3.28m)

PVCu double glazed window to front overlooking driveway; wall hung 'Gabarron' electric radiator; door into:





ENSUITE SHOWER ROOM

7' 2" x 3' 4" (2.18m x 1.02m)

Fitted with a white suite comprising corner shower cubicle with chrome thermostatic shower, low level W.C, wall hung wash hand basin with tiled splashbacks and storage cabinet beneath.



OUTSIDE

The bungalow sits on a level plot with enclosed gardens. To the front a gateway provides access to a chipped driveway providing valuable off road parking for two vehicles. A wooden gate to the side of the property opens to a pathway running alongside the bungalow providing access to the main entrance and rear garden.

REAR GARDEN

The rear garden is totally enclosed by wooden fencing and stone walling, gravelled for low maintenance and enjoys a pleasant outlook over the surrounding countryside. To one side of the garden is a wooden covered seat and to the rear is a useful wooden garden shed measuring approximately 6' x 4'



SERVICES

Mains electricity, mains water and drainage via septic tank.

OUTGOINGS

We understand this property is in band 'A' for Council Tax purposes.

VIEWING

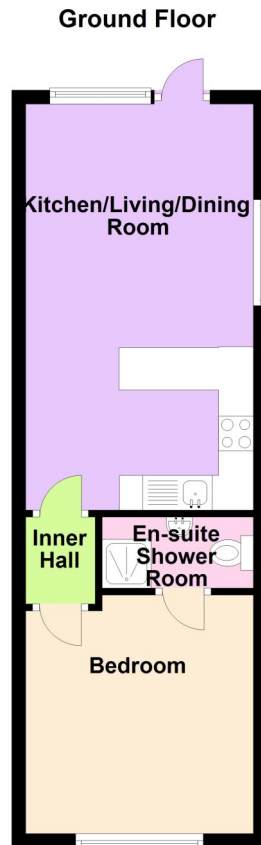
Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

DIRECTIONS

From our Bere Alston office head up Fore Street away from the shops and out of the village. At the T junction turn right signposted to Bere Ferrers. Upon reaching the village turn right into Station Road and continue up the hill and as it bends around to the right bear left where the property will be found shortly on the right hand side as indicated by our 'For Sale' sign.

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MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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*** PL19, PL20, EX20**