



mansbridgebalment

BERE ALSTON

£149,950



7 Bedford Street, Bere Alston PL20 7DF

SITUATION AND DESCRIPTION

Offered with no onward chain, a newly renovated two bedroom mid-terrace character cottage with attractive enclosed rear garden and conveniently situated close to the heart of the popular Devon village of Bere Alston and within easy reach of the amenities and good transport links.

The village of Bere Alston offers a wide range of shopping facilities as well as a post office, doctors' surgery, chemist and highly rated primary school. The Tamar Valley railway line links Bere Alston to Plymouth in 20 minutes, with connections from there to London. The unspoilt surroundings of the Tamar Valley with its rolling hills, meandering rivers and ancient woodlands are ideally suited to those who enjoy walking, riding and water sports. The market town of Tavistock is a 5 mile drive away and offers a variety of additional facilities including a number of supermarkets, The Wharf Cultural Centre, notable boutiques, delicatessens and the Pannier Market.

This charming cottage is well presented throughout and has been newly renovated, including replacing the roof, new electrics, plumbing, installation of a new central heating system, new bespoke kitchen, bathroom, floor coverings and PVCu double glazing throughout. Its accommodation briefly comprises: 13' bespoke kitchen/breakfast room, sitting room with open fire, landing, two bedrooms and bathroom. There is an enclosed rear garden. Early viewing recommended.

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:

Obscure double glazed wooden front door with storm porch leads into:

SITTING ROOM

12' 10" x 11' (3.91m x 3.35m)

Feature cast iron open fireplace with oak mantel and slate hearth; exposed beams; newly fitted exposed oak flooring; small built-in storage cupboard; television point; PVCu double glazed window to front with window seat; recessed spot lighting; radiator; wooden door leads into:

KITCHEN/BREAKFAST ROOM

13' 5" x 11' (4.09m x 3.35m)

Newly fitted with a bespoke wooden kitchen with matching wall and base cabinets; solid oak worksurfaces with tiled splashbacks; ceramic butler sink with mixer tap; space for cooker; space and plumbing for automatic washing machine; space for upright fridge/freezer; newly installed Vokera gas fired combination boiler; shelving; angled staircase rises to first floor with understairs storage area; tiled flooring; recessed spotlighting; PVCu double glazed window to rear overlooking garden; PVCu double glazed French doors to rear providing access to garden; radiator.





FIRST FLOOR:

LANDING

Wooden doors to all first floor rooms.

BEDROOM ONE

13' 4" x 11' (4.06m x 3.35m)

Good sized bedroom with exposed beams; television point; access to loft space; PVCu double glazed window to front; radiator.

BEDROOM TWO

11' x 6' (3.35m x 1.83m)

Built-in overstairs storage cupboard with shelving; recessed spotlighting; PVCu double glazed window to rear overlooking garden; radiator.

BATHROOM

5' 9" x 5' 6" (1.75m x 1.68m)

Newly fitted with a white suite comprising panelled bath with tiled surround and telephone style shower mixer tap, low level WC, inset wash handbasin with storage cabinet beneath; shaver light; part wood panelled walls; shelving; recessed spotlighting; double glazed conservation roof lighting; tiled flooring.

OUTSIDE:

To the rear is an attractive garden (measuring approximately 40' x 12'), completely enclosed by wooden panelled fencing and walling to the side boundaries and hedge to the rear boundary.

Immediately to the rear of the cottage is a paved patio area with outside lighting providing an ideal space for outside dining with steps leading up to an expanse of lawn with colourful borders. To the rear is a further raised flowerbed with low natural stone edging and from the rear of the garden are some far-reaching countryside views.



SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

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

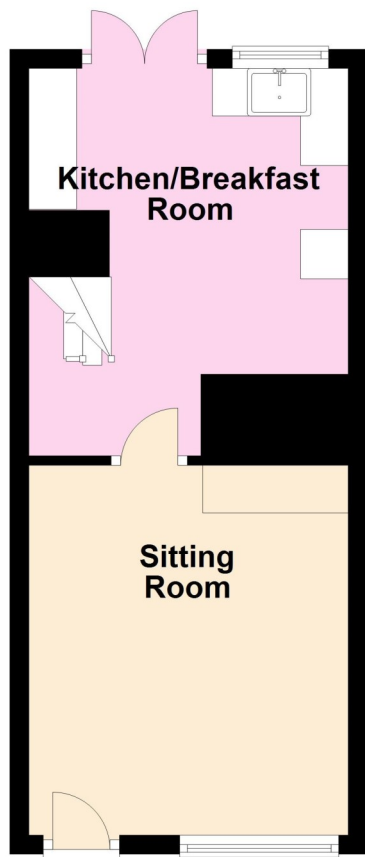
VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

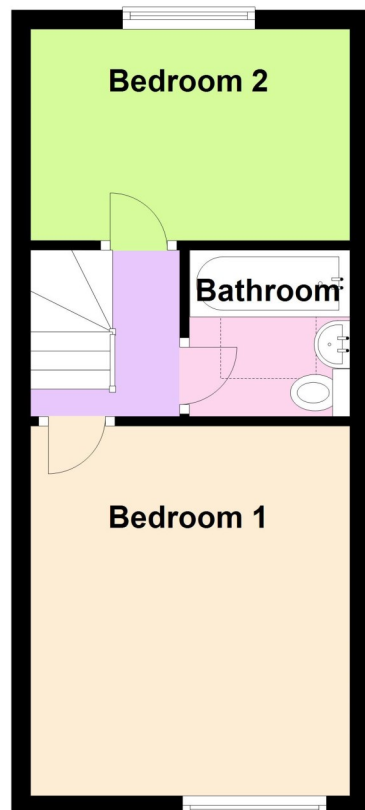
DIRECTIONS

From our Bere Alston office proceed along Fore Street, turn right into Bedford Street and the property can be seen on the left hand side as indicated by a Mansbridge Balment 'For Sale' board.

Ground Floor



First Floor



FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2019
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AREA *



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** PL19, PL20, EX20*