



mansbridgebalment

BERE ALSTON

£175,000





## 11 Chapel Street, Bere Alston, PL20 7DE

### SITUATION AND DESCRIPTION

A well presented 3 bedroom mid terrace character cottage with front and rear gardens peacefully situated in a quiet no-through residential road close to the centre of the village and within easy reach of the amenities and good transport links.

This charming cottage has been well maintained by the current owner with lots of period and interesting features including an open fire place in the sitting room and solid fuel range in the kitchen/dining room and its well proportioned accommodation briefly comprises: 16' fitted kitchen/dining room; 16' sitting room with open fire; rear porch; landing; 3 generous bedrooms and good sized bathroom. The property also benefits from gas fired central heating with modern combination boiler 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:

Obscure PVCu double glazed front door with stained glass panels leads into:

#### **SITTING ROOM**

15' 8" x 12' 3" (4.78m x 3.73m)

Feature cast iron Victorian open fireplace with wooden mantel, tiled surround and slate hearth with cast iron grate; built-in book shelving and storage to both recesses; part wood panelled walls; T.V. point; telephone point; 4 wall light points; PVCu double glazed window to front with window seat; part glazed wooden door leads to:

#### **KITCHEN/DINING ROOM**

16' 0" x 12' 11" (4.88m x 3.94m)

Fitted with a range of matching wooden fronted wall and base cabinets with contrasting roll top worktops with tiled splashbacks; inset stainless steel single sink with mixer tap and drainer; built-in 'Diplomat'; double oven and grill with stainless steel 4 ring electric hob above and concealed extractor fan over; space and plumbing for automatic washing machine and dishwasher; understairs recess with space for American style fridge/freezer; feature fireplace housing a solid fuel range; spotlighting; PVCu double glazed window to rear overlooking garden with some far reaching countryside views; staircase rises to first floor; double radiator; multi-paned wooden door leads into:

#### **REAR PORCH**

Coat hooks; storage; wall hung 'Worcester' gas fired combination boiler; obscure PVCu double glazed window to rear; obscure PVCu double glazed door to rear providing access to the garden.





## FIRST FLOOR

### LANDING

Access to loft space; doors to first floor rooms; radiator.

### BEDROOM ONE

12' 10" x 8' 5" (3.91m x 2.57m)

PVCu double glazed window to rear overlooking garden with far reaching countryside views; radiator.

### BEDROOM TWO

12' 0" x 8' 10" (3.66m x 2.69m)

Built-in storage cupboard with shelving; PVCu double glazed window to front; radiator.

### BEDROOM THREE

9' 0" x 7' 1" (2.74m x 2.16m)

PVCu double glazed window to front; radiator.



### BATHROOM

9' 3 mx" x 7' 3 max" (2.82m x 2.21m)

Fitted with a matching suite comprising panelled bath with tiled surround and telephone style shower mix taps with chrome thermostatic shower over with folding shower screen; low level w.c; inset wash hand basin with fitted splashback and storage cabinets beneath; recessed spotlighting; obscure PVCu double glazed window to rear; radiator.

### OUTSIDE

To the front a pathway leads to the main front door. The front garden is gravelled for low maintenance bordered by flower beds and enclosed by low stone wall.

The rear garden is enclosed by natural stone walls and wooden panel fencing. Immediately to the rear is a paved patio area providing a lovely space for outdoor dining and enjoying the sunshine. Alongside the patio is a level area bordered by raised flower beds.

Beyond the patio are two stone built outbuildings, the first measuring 3'8" x 3'0" used for storage and the second measuring 3'6" x 3'3" with an old outside high level w.c. To the rear of the garden is a wooden garden shed measuring approximately 7'0" x 5'0".



### 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 immediately left into Chapel Street where the property will be found shortly on the left hand side as indicated by our 'For Sale' sign.





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**Ground Floor**



**First Floor**



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*\* PL19, PL20, EX20*