



mansbridgebalment

BERE ALSTON

£230,000



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8 Pentillie Road, Bere Alston PL20 7BB

SITUATION AND DESCRIPTION

An extended, spacious and very well presented two double bedroom south facing detached bungalow with conservatory, set on a mature level plot with attractive front and rear gardens, driveway and integral garage. The property is nicely situated in a non-estate location on a highly sought after residential road within walking distance of the village centre and in easy reach of the amenities and good transport links.

This lovely bungalow has been well maintained and updated over the years and is a real credit to the current owner and its well proportioned light and airy accommodation briefly comprises: entrance porch, entrance hall, 15ft fitted kitchen/breakfast room, utility room, 22ft sitting/dining room, conservatory, two double bedrooms and shower room. The property also benefits from oil fired central heating and PVCu double glazing throughout. 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:

PVCu double glazed front door with matching PVCu double glazed panel alongside leads into:

ENTRANCE PORCH

5' 8" x 5' 3" (1.73m x 1.6m)

PVCu double glazed window to front overlooking garden; PVCu double glazed door with matching PVCu double glazed panel alongside leads into:

ENTRANCE HALL

14' 10" x 5' 5" (4.52m x 1.65m)

Telephone point; access to loft space; built-in airing cupboard with shelving housing a lagged water cylinder with immersion; additional built-in cloaks cupboard with shelving; radiator.

KITCHEN/BREAKFAST ROOM

15' 2" x 7' 10" (4.62m x 2.39m)

Fitted with a range of matching wall and base cabinets with soft close feature and concealed lighting with contrasting roll top worksurface and tiled splashbacks; inset one and a half bowl stainless steel sink unit with mixer tap and drainer; built-in Belling stainless steel oven and grill with inset four ring electric hob with stainless steel extractor hood over; built-in fridge; space for additional upright fridge/freezer; spotlighting; PVCu double glazed window to front overlooking garden with pleasant outlook; radiator; multi-paned door to side leads into:

UTILITY ROOM

7' 7" x 4' 8" (2.31m x 1.42m)

Fitted with base cabinets matching those of the kitchen with contrasting roll top worksurface; space and plumbing for automatic washing machine; space for additional appliance; obscure PVCu double glazed window to front; PVCu double glazed window to rear; PVCu double glazed door to rear providing access to rear garden.





SITTING/DINING ROOM

22' 8" x 13' (6.91m x 3.96m) maximum Spacious, light and airy room with feature Delabole blue slate open fireplace with wooden mantel and tiled hearth; television point; telephone point; PVCu double glazed picture window to rear overlooking garden; double radiator; PVCu double glazed French doors to rear into:

CONSERVATORY

11' 10" x 8' 5" (3.61m x 2.57m)

PVCu double glazed in construction with dwarf walling enjoying a lovely aspect over the attractive rear garden; PVCu double glazed sliding patio doors to rear providing access to garden.

BEDROOM ONE

11' 10" x 10' (3.61m x 3.05m)

Built-in wardrobes with hanging and storage; additional built-in single wardrobe with storage; PVCu double glazed window to front overlooking garden with pleasant outlook; double radiator.

BEDROOM TWO

11' 6" x 9' (3.51m x 2.74m)

Built-in bedroom furniture, including two double wardrobes, chest of drawers and storage cabinets; PVCu double glazed window to rear overlooking garden; radiator.

SHOWER ROOM

7' 8" x 6' 5" (2.34m x 1.96m)

Part-filled and fitted with a white suite comprising oversized corner shower cubicle with Mira Sport shower, low level WC, pedestal wash handbasin; obscure PVCu double glazed window to side; stainless steel heated towel rail.

OUTSIDE:

The bungalow sits on a level plot with mature attractive front and rear gardens which are another particular feature of the property.

To the front a driveway providing off-road parking leads to the integral garage. A footpath from here leads to the main entrance. The front garden enjoys a sunny south facing aspect and is enclosed by mature hedging and wooden panel fencing with deep borders with a colourful array of plants, shrubs and bushes. The remainder of the garden is laid to lawn with several well stocked flowerbeds.

The level rear garden is completely enclosed by wooden fencing and cleverly designed to create different garden areas. Immediately to the rear is a paved patio area providing an ideal space for outside dining and enjoying the gardens, with a lawned area with a wooden pergola in the corner of the garden with wisteria providing another peaceful area to sit. To the side of the garden is an area used previously for growing fruit and vegetables with fruit trees and a large greenhouse (measuring 10' x 8'). A pathway connects these various areas with a wooden archway with climbing roses.

INTEGRAL GARAGE

16' 4" x 8' 5" (4.98m x 2.57m)

Fitted with metal up and over door; power and lighting; floor mounted Grant oil fired boiler; shelving; PVCu double glazed window to side; PVCu double glazed door to side to garden.



SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating.

OUTGOINGS

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

VIEWING

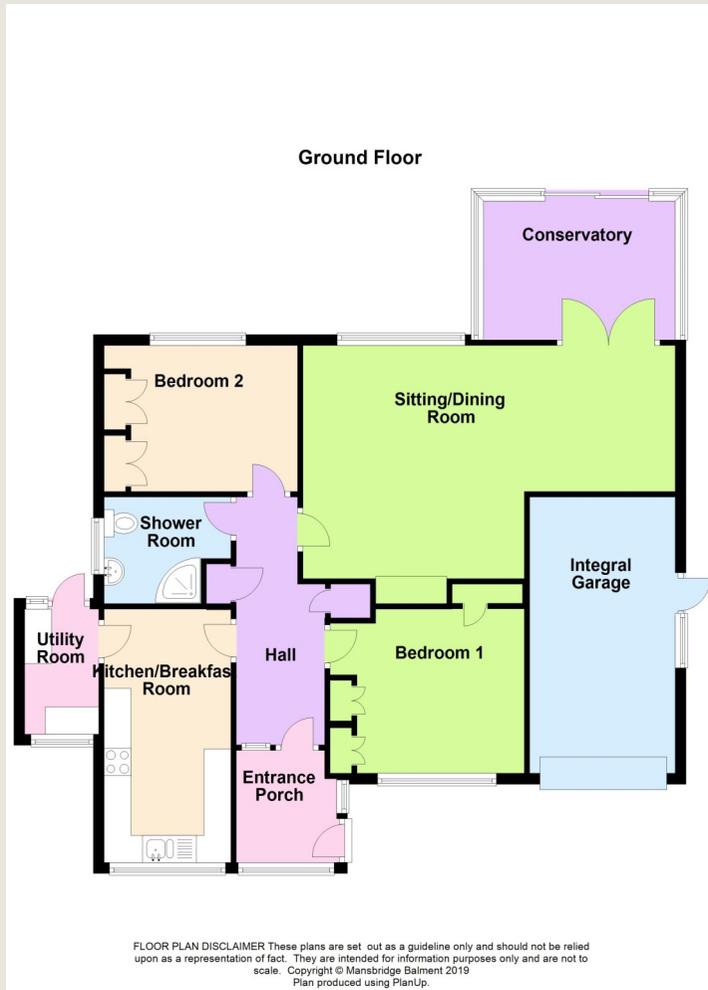
Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

DIRECTIONS

From our Bere Alston office proceed up Fore Street away from the shops and after a short distance turn right at the crossroads signposted to Weir Quay into Pentillie Road where the property will be found shortly on the right hand side.

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* PL19, PL20, EX20