



mansbridgebalment

BERE ALSTON

£245,000





# 38 LOCKERIDGE ROAD

Bere Alston, Yelverton, Devon PL20 7AP

*Extended semi-detached house with purpose built annex,  
located close to village amenities*

Four Bedrooms - Master with Ensuite & Dressing Area

One Bedroom Annex

17ft Sitting Room with Feature Fireplace

17ft Fitted Kitchen

Low Maintenance Garden

Driveway Parking

**£245,000**



**19 Fore Street  
Bere Alston  
Devon  
PL20 7AA**

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)

**Views from First Floor**







## SITUATION AND DESCRIPTION

An extended and sizeable semi-detached house which offers purpose built annex facilities, gated driveway and a private walled garden. The property affords a sense of space with elevated first floor views over this Devon village and beyond to the Tamar Valley.

The house was extended by the current owners in 2016/17 creating a side elevation which provides further versatile living space which is ideal as an annex/rental opportunity with a separate entrance and a first floor master bedroom, dressing area and en-suite shower room. We understand the house was built in 1928 and has been refurbished in recent years with light airy rooms, energy efficient mains gas boiler (installed 2017) and a feature fireplace in the sitting room. The gardens are low maintenance and enjoy summer sunshine in the front in the morning and to the rear in the evening. There is ample parking to the front of the house with a gated entrance and a resin coated driveway.

The main house accommodation comprises sitting room, kitchen/dining room with a door to the annex and to the first floor is a family bathroom, four bedrooms (three double bedrooms and a single bedroom), including a luxury master bedroom which extends to a dressing area with built-in wardrobes and a bespoke en-suite shower room. The annex accommodation comprises living room, inner hall, shower room, utility (potential kitchen) and bedroom/study.

## 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:

Driveway leads to steps up to PVCu double glazed front door and into:

### **SITTING ROOM**

17' 4" x 14' 9" (5.28m x 4.5m) into bay

PVCu double glazed bay window; feature fireplace with gas flame fire; television and telephone point; radiators; understairs cupboard; stairs rise to first floor; door to:

### **KITCHEN/DINING ROOM**

17' 4" x 10' (5.28m x 3.05m)

PVCu double glazed windows and door to the rear; fitted kitchen and worktops; integrated hob and extractor hood; single drainer with mixer tap; space and plumbing for dishwasher, fridge and freezer; door to annex:





#### **ANNEX INNER HALL**

9' 6" x 3' 5" (2.9m x 1.04m)

Doors off.

#### **UTILITY**

6' 2" x 5' (1.88m x 1.52m)

PVCu double glazed door to side; worktop with space and plumbing for washing machine and tumble dryer; extractor fan; electric box; sink with mixer tap; site of wall mounted Vaillant EcoTec Plus 835 mains gas boiler (installed 2017).

#### **SHOWER ROOM**

5' 9" x 6' 2" (1.75m x 1.88m)

PVCu double glazed window to side; extractor fan; double shower with Mira Jump electric shower; low level WC; pedestal wash handbasin; heated towel rail.



#### **STUDY/BEDROOM**

10' x 6' 9" (3.05m x 2.06m)

PVCu double glazed window and door to the rear; radiator.

#### **ANNEX LIVING ROOM**

10' x 9' extending to 11' 2" (3.05m x 2.74m extending to 3.4m)

PVCu double glazed window and door to front driveway; radiator.

#### **FIRST FLOOR:**

#### **LANDING**

Light tunnel; loft access (loft has a Velux window; lighting; pull down ladder and has been used as a child's play area); radiator; doors off.

#### **MASTER BEDROOM**

17' 10" x 10' (5.44m x 3.05m) maximum

Dual aspect PVCu double glazed windows to the surrounding views; television point; radiator; opening to the dressing area with built-in cupboard/wardrobes; door to:

#### **ENSUITE SHOWER ROOM**

10' x 4' 3" (3.05m x 1.3m)

PVCu double glazed window; shaving point; heated towel rail; extractor fan; double shower with Mira mains fed shower; pedestal wash handbasin; low level WC.

#### **BEDROOM TWO**

11' x 10' 7" (3.35m x 3.23m)

PVCu double glazed window to the front and the views; radiator.

#### **BEDROOM THREE**

11' 4" x 9' 4" (3.45m x 2.84m)

PVCu double glazed window to the rear; radiator.





#### **BEDROOM FOUR**

7' 8" x 7' 7" (2.34m x 2.31m)

PVCu double glazed window to the rear; radiator.

#### **FAMILY BATHROOM**

7' 7" x 6' 4" (2.31m x 1.93m)

PVCu double glazed window; panelled bath with Triton Seville shower; low level WC; pedestal wash handbasin; heated towel rail; extractor fan.



#### **SERVICES**

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

#### **OUTGOINGS**

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

#### **VIEWING**

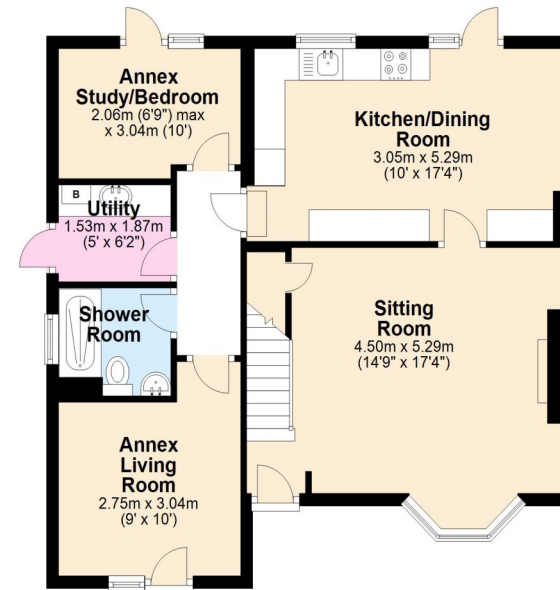
By appointment with MANSBRIDGE BALMENT on 01822 840606.

#### **DIRECTIONS**

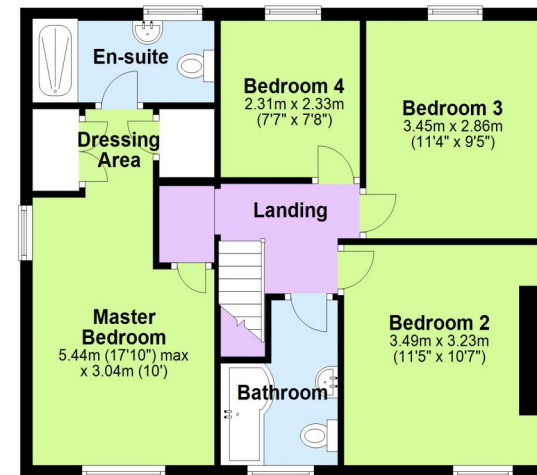
From our Bere Alston office proceed along Fore Street passing between the shops and into Station Road toward the railway station. Continue along Station Road and take the left hand turning into Lockeridge Road. The property will be found at the bottom of this road on the right opposite the turning into Maynard Park and a post box.



## Ground Floor



## First Floor



Total area: approx. 121.9 sq. metres (1312.5 sq. feet)

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  
Plan produced using PlanUp.



**BETTER *COVERAGE*, WIDER *CHOICE***  
**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA \***



19 FORE STREET · BERE ALSTON · DEVON · PL20 7AA  
Tel: 01822 840606  
E: [berealston@mansbridgebalment.co.uk](mailto:berealston@mansbridgebalment.co.uk)



TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON  
LONDON MAYFAIR

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

**\* PL19, PL20, EX20**