



BERE ALSTON

OIEO £220,000



16 Fore Street, Bere Alston PL20 7AD

SITUATION AND DESCRIPTION A spacious and well presented three storey Victorian house in the historic heart of the village, offering versatile living space. No onward chain.

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 five 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 traditional well presented Victorian terrace house with notable character was built, we understand, in the mid 1800s and has been extensively renovated by the current owners. The property is set over three storeys and may suit a large family who require annexe accommodation with separate entrance on the ground floor. There is also scope for business use (subject to planning) with a good frontage in the centre of the village. The private garden to the rear is a particular feature with lawn, seating area and sizeable outbuilding ideal for storage. The back garden backs onto a free car park where there is ample parking for numerous cars.

The house was extended on the rear elevation in 1989 with a ground floor kitchen, wet room and first floor kitchen/breakfast room. There are some lovely character features with open fireplace and exposed stone walls warmed by a modern mains gas boiler and PVCu double glazing. The versatile and sizeable accommodation comprises on the ground floor a reception room, inner hall, kitchen, wet room and fourth bedroom. On the first floor is a sitting room, living/dining room, study and kitchen/breakfast room, whilst on the second floor are three further bedrooms and a bathroom. (We understand the chimney has been swept and is ready for use.)

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:

The property is entered either from Fore Street or the garden entrance into the kitchen/breakfast room:

RECEPTION ROOM

12' x 15' 8" (3.66m x 4.78m)

Originally a shop and currently used as an annexe sitting room; PVCu double glazed windows to front; fireplace; radiator; doorway to:

INNER HALL

Storage cupboards; stairs to the first floor; door to bedroom four and doorway to kitchen.

BEDROOM FOUR

14' 10" x 2' (4.52m x 0.61m)

Inner window to inner hall; storage cupboards; radiator.

KITCHEN

12' x 5' 5" (3.66m x 1.65m)

PVCu double glazed window and door to courtyard; fitted kitchen with space and plumbing for cooker, washing machine, fridge and freezer; radiator; door to:

WET ROOM

12' x 4' 7" (3.66m x 1.4m)

PVCu double glazed window; low level WC, wash handbasin; wet room floor and Mira Advance shower over; heated towel rail.

FIRST FLOOR:

LIVING/DINING ROOM

16' x 14' (4.88m x 4.27m)

PVCu double glazed window to rear; radiator; staircase to second floor; exposed stone wall; doorway to study and kitchen/breakfast room plus double doors to:





SITTING ROOM

12' x 12' extending to 16' 10" (3.66m x 3.66m extending to 5.13m)

PVCu double glazed window to front; feature open fireplace with exposed stone and slate hearth; deep storage cupboard; modern electric radiator.

STUDY

7' x 3' 4" (2.13m x 1.02m)

Space for desk and chair.

KITCHEN/BREAKFAST ROOM

11' 6" x 11' (3.51m x 3.35m)

PVCu double glazed window and door to rear and gardens; modern fitted kitchen with integrated Diplomat gas hob and Neff dual oven/grill with extractor over; integrated freezer; space for washing machine and fridge; site of modern Ariston E Combi EVO boiler.

SECOND FLOOR:

LANDING

Doors off.

BEDROOM ONE

14' 9" x 8' 5" (4.5m x 2.57m)

PVCu double glazed window to rear; fitted storage area; radiator.

BEDROOM TWO

12' 3" x 8' 5" (3.73m x 2.57m)

PVCu double glazed window to front; fitted storage area; radiator.

BEDROOM THREE

12' 5" x 7' 4" (3.78m x 2.24m)

PVCu double glazed window to front; radiator.

BATHROOM

12' x 4' 2" (3.66m x 1.27m)

PVCu double glazed window to front; panelled bath with shower head attachment and mixer tap; low level WC; pedestal wash hand-basin; radiator.

OUTSIDE:

The property can be approached via either the front door into the reception room from Fore Street which was originally the shop entrance or the rear kitchen/breakfast room on the first floor from the private rear garden. There is a shared area outside the fence line of the garden which consists of a courtyard area and a garden path which in turn leads up to the free car park. The private rear garden to the property has been landscaped with lawn area and seating terrace creating an attractive environment out of view. To the bottom of the garden is a useful good size detached outbuilding:

OUTBUILDING

Detached outbuilding, located at the end of the garden with two interconnecting areas and mains power/lighting:

WORKSHOP : 12' 3" x 9' 5" (3.73m x 2.87m) Pedestrian door; window; workbench.

STORE : 18' x 9' 6" (5.49m x 2.9m) Window and doorway.



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

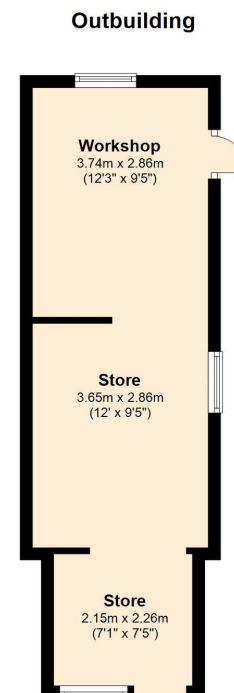
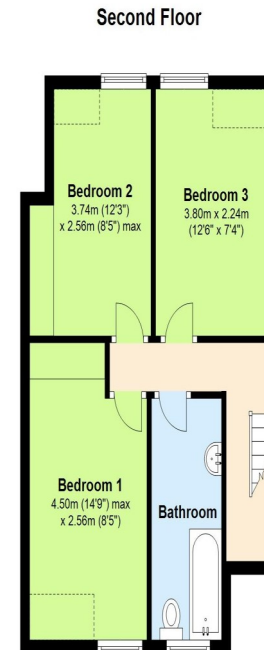
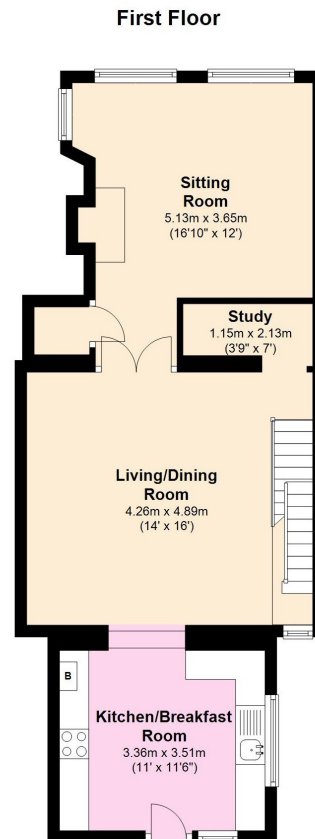
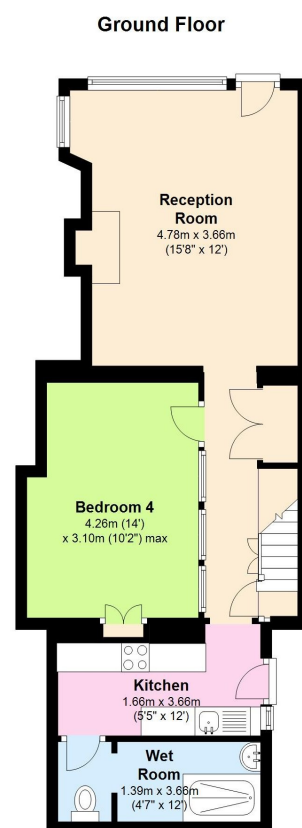
OUTGOINGS We understand this property is in band 'C' for Council Tax purposes.

VIEWING Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

DIRECTIONS From our Bere Alston office walk towards the shops and the property will be found on the right marked by our for sale sign.

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* PL19, PL20, EX20