



mansbridgebalment

BERE FERRERS

GUIDE £300,000









# ROWNHAMS

Station Road, Bere Ferrers, PL20 7JT

A detached period two-bedroom bungalow boasting stunning countryside views and set in a village location benefitting from all local amenities and transport links.

Off –Road Driveway Parking

Period Features

Attractive Level Gardens with a Decked Terrace

Scope for Further Improvement

**GUIDE £300,000**



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

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### SITUATION AND DESCRIPTION

A detached period bungalow located in the tranquil and historic village of Bere Ferrers with level attractive gardens and large driveway for off road parking with space for a motorhome etc. The gardens are mainly to the side and rear of the property with some beautiful fruit trees and shrubs. In the corner is a wooden summer house and there are views across open countryside which provide a sense of space. The property has been improved since purchase by the current owner and there is further potential to refurbish and possibly extend, subject to relevant permissions. The roof space is of good size, and the current owner did consider using this area for a further bedroom but didn't explore this any further. There are modern electric radiators that warm the property and a wood burning stove in the sitting room, plus an electric stove heater in the dining area. The accommodation has high ceilings and bay windows which benefit from being PVCu double glazed. There is also patio doors to the side which lead out onto a decked terrace. A short walk from the small local GWR station which heads to Plymouth City or other nearby villages plus an array of public footpaths that are rarely used. The village has a great community spirit with a country pub, social club, village hall and shop. The historic quay has a public slipway and sublime views over the upper tidal reaches of the river Tavy in an Area of Outstanding Natural Beauty.

### **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:

#### **PORCH**

9' 4" x 2' 4" (2.84m x 0.71m)

#### **HALL**

12' 4" x 4' 0" (3.76m x 1.22m)

#### **SITTING ROOM**

13' 5" x 12' 0" (4.09m x 3.66m)

#### **LIVING/DINING ROOM**

18' 9" x 10' 0" (5.72m x 3.05m)

#### **KITCHEN**

11' 10" x 6' 6" (3.61m x 1.98m)







#### LOBBY

4' 7" x 2' 9" (1.4m x 0.84m)

#### REAR PORCH

5' 4" x 3' 2" (1.63m x 0.97m)



#### SERVICES

Mains water, electric, drainage. Mains gas supply in the village.

#### OUTGOINGS

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

#### VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

#### DIRECTIONS

From our Bere Alston office head to the village of Bere Ferrers, upon entering the village turn right into Station Road and the property will be found at the top of the hill on the bend.



**BATHROOM**  
6' 4" x 5' 9" (1.93m x 1.75m)

**BEDROOM ONE**  
13' 5" x 12' 0" (4.09m x 3.66m)

**BEDROOM TWO**  
12' 6" x 10' 0" (3.81m x 3.05m)



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**\* PL19, PL20, EX20**

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