



BERE ALSTON

Guide £189,950





16 Bedford Street, Bere Alston PL20 7DG

### SITUATION AND DESCRIPTION

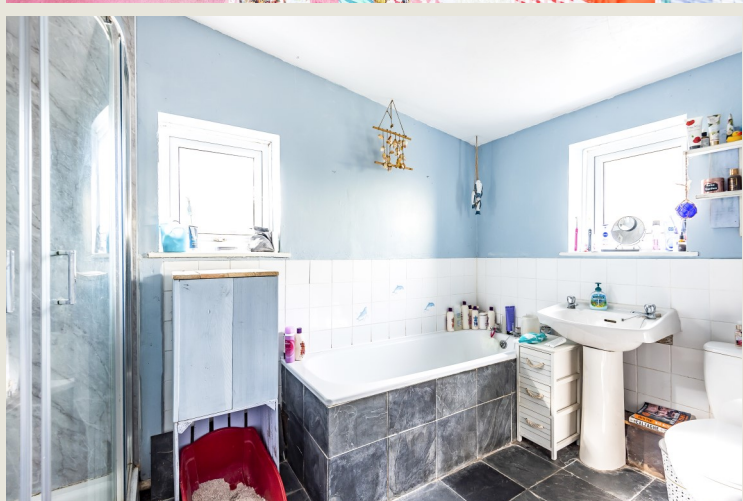
A mid-terrace cottage with the benefit of off road parking, situated in a quiet village location within an Area of Outstanding Natural Beauty. The property is surprisingly spacious especially on the ground floor with a good size open plan living/dining/kitchen area leading to a utility. To the rear is an enclosed garden which has a sunny aspect. The off road parking/hard standing is located to the side of the neighbouring property which is an enviable addition for a home on the street.

Internally the property comprises, sitting room, open plan kitchen/dining/living room, utility room and bathroom. To the first floor are two bedrooms and a washroom with a toilet and basin. The property also offers mains gas central heating and PVCu double glazing.

The cottage is walking distance to the village centre and several amenities including a doctors surgery. There is also the benefit of a train station which connects to Plymouth City within approximately 20 mins. Tavistock and Yelverton are both around 15 to 20 minutes by car making this an ideal location for commuting. There are many walks and beautiful scenic areas to visit on this historic peninsula including Weir Quay and Bere Ferrers which both waterside villages with moorings and slipways.







## 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:

**LIVING ROOM** 15' 11" x 13' 2" (4.85m x 4.01m)

**DINING ROOM** 15' 2" x 8' 9" (4.62m x 2.67m)

**KITCHEN** 9' 7" x 8' 3" (2.92m x 2.51m)

**UTILITY** 8' 3" x 8' (2.51m x 2.44m)

**BATHROOM**

### FIRST FLOOR:

**BEDROOM ONE** 15' 11" maximum x 13' 2" maximum (4.85m x 4.01m)

**BEDROOM TWO** 11' 9" maximum x 11' 2" maximum (3.58m x 3.4m)

**WASHROOM**

## SERVICES

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

## OUTGOINGS

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

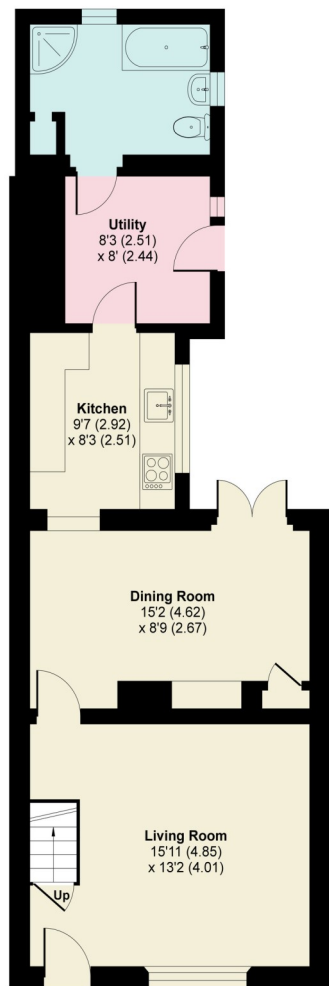
## VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

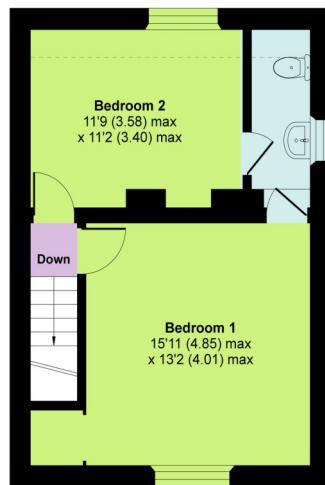
## DIRECTIONS

From our Bere Alston office proceed along Fore Street and turn right up Bedford Street. Follow this road up the hill and the cottage is found on the right after a short distance.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 989 sq ft / 92 sq m  
Limited Use Area(s) = 24 sq ft / 2 sq m  
Total = 1013 sq ft / 94 sq m  
For identification only - Not to scale



Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Mansbridge Balment. REF: 707628

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



**OFF ROAD PARKING AREA:**

19 FORE STREET • BERE ALSTON • DEVON • PL20 7AA  
Tel: 01822 840606  
E: berealston@mansbridgebalment.co.uk



TAVISTOCK • YELVERTON • BERE PENINSULA  
OKEHAMPTON • LONDON MAYFAIR

\* PL19, PL20, EX20

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.