STAGS



7 Broad Park Road

7, Broad Park Road, Bere Alston, Yelverton, Devon PL20 7DP







Village Centre 300 yards • Bere Alston Train Station 0.5 miles • Tavistock 7 miles • Plymouth 13 miles • What3words reference:///spaceship.weeds.clocking • For detailed directions contact the office.

An appealing detached bungalow enjoying generous accommodation, large driveway, substantial garage and attractive gardens, together with elevated views towards Calstock and the surrounding countryside.

- For Sale By Informal Tender
- Closing Date 22.07.26
- Detached Bungalow
- 2 Bedrooms, 1 Bathroom
- Rear Garden & Patio
- Large Driveway
- Double Garage
- No Onward Chain
- Freehold
- Council Tax Band: D

Guide Price £280,000

SITUATION

This property is located in the heart of the village of Bere Alston, within walking distance of all local amenities. Bere Alston, a charming popular village located in the picturesque countryside of rural West Devon is well-served by local amenities including, a Primary School, GP Surgery with connection to a Pharmacy, a Co-op mini market, butchers, post office, Café and Pub. The village also benefits from a direct 25-minute rail service to Plymouth City Centre. Bere Alston forms a hub of an area known as the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape.

DESCRIPTION

An attractive detached bungalow situated within a popular residential position, offering well-proportioned accommodation together with attractive gardens, extensive parking and a substantial garage. The property enjoys elevated views towards Calstock and benefits from solar PV panels, together with a spacious rear patio and decking area ideal for enjoying the outlook. Externally, there is ample off-road parking via a generous driveway, a well-maintained front garden and useful side access leading to the rear. The enclosed rear garden provides an excellent space for outdoor entertaining, taking full advantage of the property's elevated position and attractive surroundings.

ACCOMMODATION

The property is entered via the front door into a spacious entrance hall providing access to the principal rooms. Bedroom one is positioned to the front of the property and enjoys a large window overlooking the driveway and front garden. The sitting room is a particularly generous reception space and benefits from a disconnected gas fireplace together with an opening into the adjoining dining area. From here, doors open directly onto the rear garden and patio, creating a pleasant connection between the indoor and outdoor spaces. The kitchen is fitted with a range of cupboards and cabinets together with an oven and induction hob, whilst a large rear window enjoys attractive views towards Calstock. A door also provides direct access onto the rear patio area. Returning to the hallway, the family bathroom is fitted with a bath and electric shower over. Bedroom two is a further good-sized double room overlooking the front aspect. The accommodation is well presented throughout and offers comfortable single-storey living, making it suitable for a variety of purchasers.

OUTSIDE

To the front of the property is a large driveway providing extensive parking together with an area of front garden. To the rear, the property benefits from a spacious patio area with raised beds and side access leading around the property. A raised decking area enjoys views across the surrounding countryside towards Calstock, whilst an additional gravelled seating area is positioned behind the garage. The garage is of an excellent size, offering space for two vehicles side-by-side, together with good head height and an electric up-and-over door. The property also benefits from 18 solar PV panels, with associated equipment housed within the garage.

SERVICES

All main services connected with gas-fired central heating throughout and PV solar panels on roof (owned, not leased). Ultrafast broadband is available, and good mobile voice/data services are available through four major providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

METHOD OF SALE - INFORMAL TENDER

The Property is offered for sale, as a whole, by Informal Tender. The closing date for tenders to be submitted is Wednesday 22nd July 2026 at 12:00pm midday. An informal tender form is available from Stags; tenders are to be submitted in writing to Stags, Tavistock. Should an offer be accepted, we will require proof of your funding. In addition, under the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be an online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.



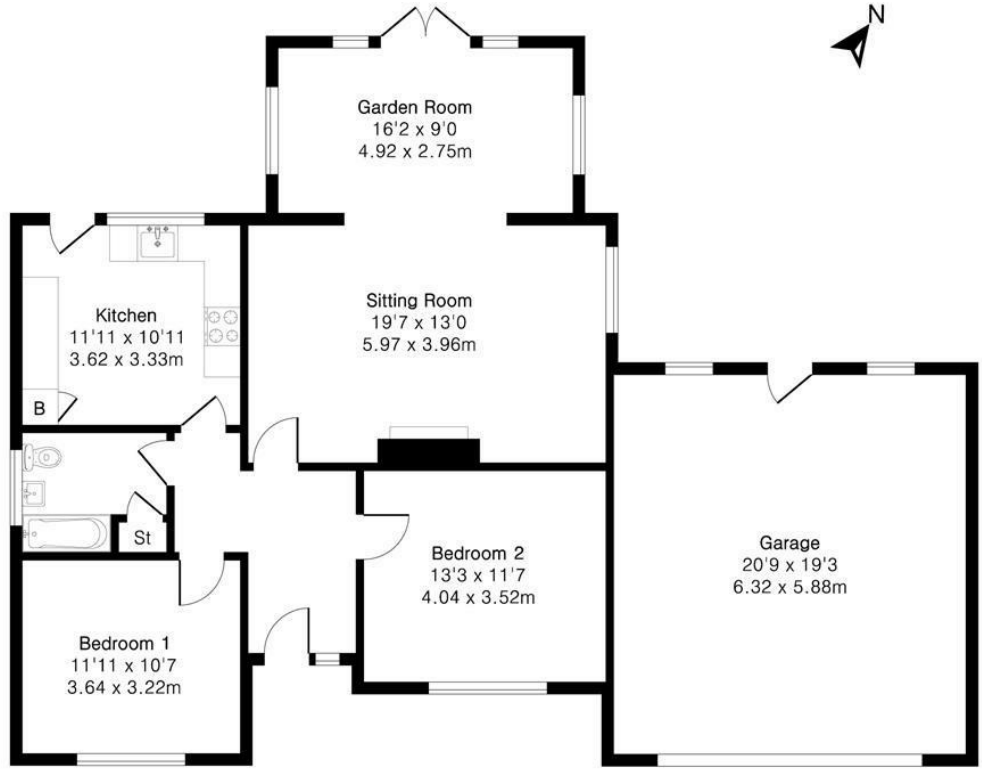








Approximate Gross Internal Area 990 sq ft - 92 sq m
(Excluding Garage)
Garage Area 400 sq ft – 37 sq m



Ground Floor

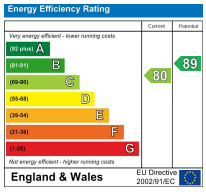
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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