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Alexandra Drive  
Bere Alston, Yelverton

Guide Price £265,000

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## Alexandra Drive

Bere Alston, Yelverton

**\*VIEWINGS AVAILABLE IMMEDIATELY!  
MORE PHOTOS AND DETAILS TO FOLLOW!\***

Occupying a large corner plot is this semi-detached two double bedroom, two bath/shower room, bungalow together with enclosed gardens, in and out driveway and adjoining double garage. NO ONWARD CHAIN!

In need of some modernisation and updating the bungalow offers an entrance porch, utility room with shower room and integral door to the double garage. The kitchen/dining room has a range of wall and base units with sink unit and built in storage cupboard. White goods are available if required. From the kitchen a door leads into a generous sitting room with open fireplace and sliding patio doors to the rear gardens. There are two double bedrooms with recessed wardrobes and a bathroom.

Outside, a drive in and drive out provides ample parking for several vehicles, with lawns to the front. The double garage has electric doors with personal door to rear, light and power connected. The rear gardens are enclosed with fenced area, formerly a vegetable garden.

Offered with double glazed windows and night storage heating.





### Entrance Porch

8'6" x 7'1" (2.60m x 2.18m)

### Utility Room

13'0" x 7'4" (3.98m x 2.26m)

### Shower Room

7'4" x 3'3" (2.24m x 1.01m)

### Kitchen/Diner

13'9" x 10'5" (4.21m x 3.18m)

### Lounge

16'8" x 11'10" (5.09m x 3.62m)

### Bedroom 1

13'1" x 9'10" (4.00m x 3.02m)

### Bedroom 2

10'5" x 9'8" (3.18m x 2.95m)

### Bathroom

7'1" x 5'4" (2.18m x 1.65m)

### Integral Double Garage

17'8" x 17'2" (5.39m x 5.25m)

### Tenure

Freehold

### Services

Mains electricity, water and drainage.

### EPC

E45

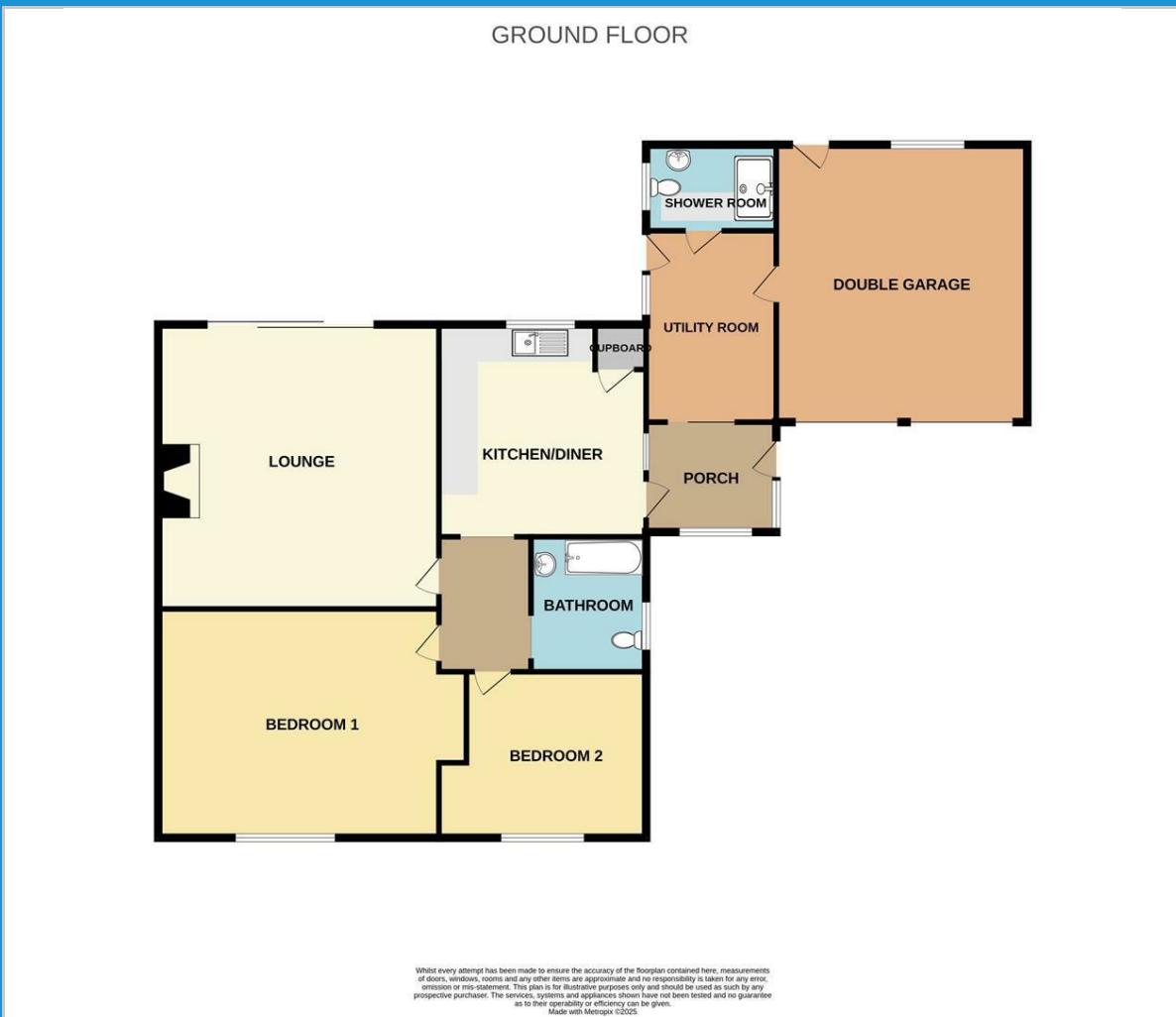
### Council Tax Band

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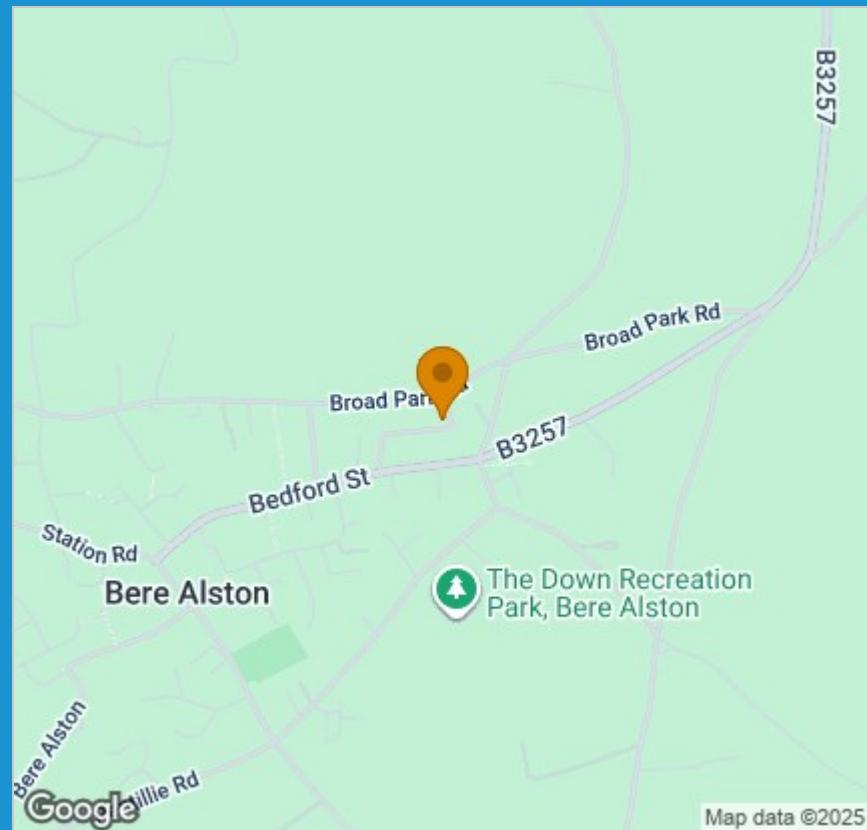
### Situation

Bere Alston is a village in West Devon which has a regular bus service to Tavistock and also boasts many amenities including a primary school, post office, butchers, Co-Op, public house, doctor's surgery and a train station which links the village to Plymouth. The Bere Peninsula is located between the Ocean City of Plymouth and the Ancient Stannary Town of Tavistock.

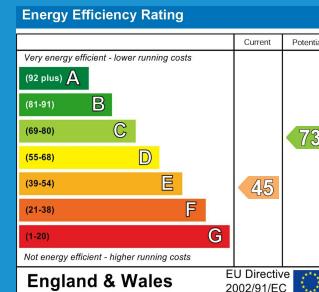
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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