



Town • Country • Coast



Bedford Street
Bere Alston, Yelverton

Guide Price £199,950



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Very well presented charming village cottage offering generous 2 reception room and two double bedroom accommodation with many character features, sitting room and separate dining room, kitchen, utility room and a ground floor bathroom. There are good sized gardens to the rear with ornamental pond, greenhouse and store shed.

The accommodation, which is mains gas fired centrally heated, is cosy and welcoming. A generous sitting room with exposed beams, recessed book shelving and stone fireplace housing a Villager woodburning stove, opening into the dining room with further recess (former fireplace) used for log storage, exposed beams, flagstone flooring and stairs rising to first floor. The kitchen offers a range of base cupboards with ceramic sink and range cooker. On the ground floor, a timber door with stained glass inserts, is an attractively fitted bathroom with corner bath and shower over, WC and basin. To the rear is a door into a utility room with door to outside.

On the first floor are two double bedrooms. One with double built-in cupboards and the other with cupboard housing the wall mounted mains gas fired boiler and recessed wardrobe area, further cupboard. There is scope to create Bedroom 1 into two rooms if desired.

Outside, there is a small gravelled garden and flower bed to the front. To the rear is a useful store shed, extensive garden with ornamental pond, lawns, greenhouse and an array of mature flowering shrubs and flower beds.





Sitting Room
14'6" x 12'1" (4.43 x 3.69)

Dining Room
14'4" x 9'10" (4.38 x 3.01)

Kitchen
11'2" x 8'0" (3.42 x 2.44)

Utility
8'5" x 5'9" (2.58 x 1.76)

Bathroom
11'7" x 3'11" (3.55 x 1.21)

First Floor Landing

Bedroom 1
12'9" x 12'3" (3.91 x 3.75)

Bedroom 2
14'5" x 8'6" (4.41 x 2.61)

Services
Mains, Electricity, Water, Drainage and Gas.

Tenure
Freehold

Council Tax Band
West Devon Borough Council - Tax Band B

EPC
D65

Situation
Bere Alston is a thriving village with the atmosphere and facilities of a small town. It has several shops including two convenience stores, a Post Office and bakery, a butcher's, a hairdresser and a pharmacy. There is also a primary school and health centre, plus a pub and takeaway. The village is situated in beautiful countryside within the Tamar Valley Area of Outstanding Natural Beauty. There are many footpaths radiating all around and there are also boatyards at nearby Weir Quay and Bere Ferrers on the River Tamar, making it an ideal location for those who enjoy the outdoor life. There are excellent public transport links, including regular buses to Tavistock, just six miles away, and a railway station on the scenic Tamar Valley Line giving access to Plymouth within 20 minutes.

Directions
Enter the village of Bere Alston. Head down the hill along Bedford Street and the property can be found on the right hand side.

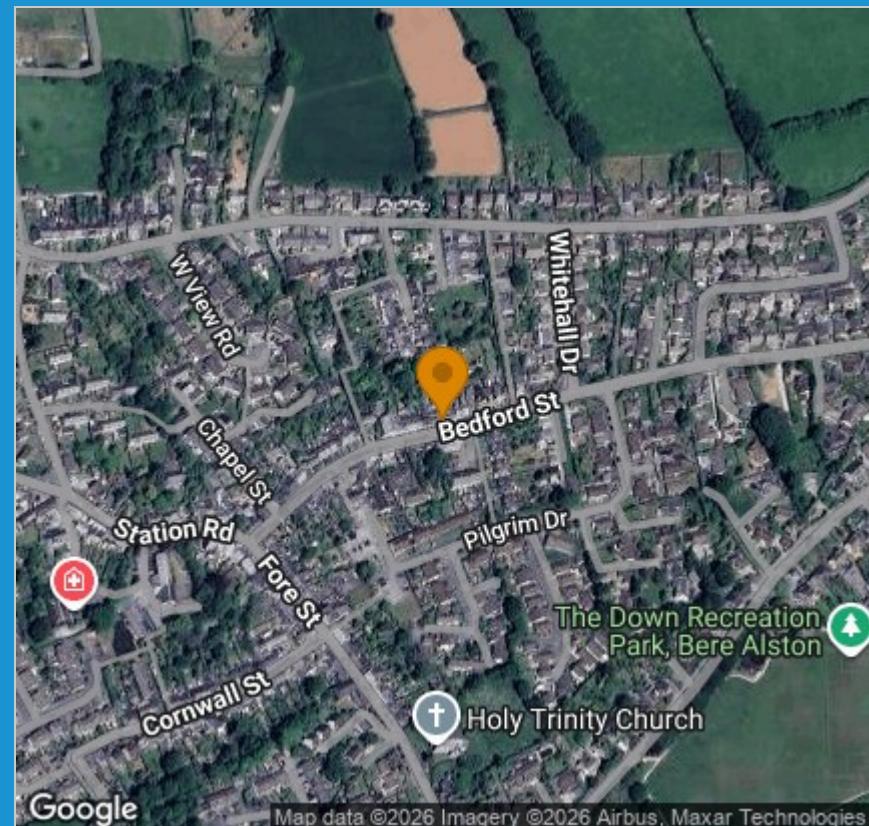
Floor Plan



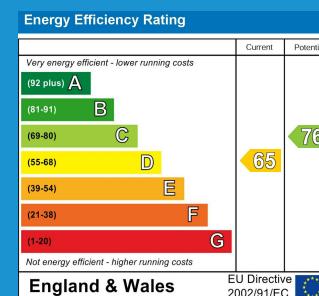
Viewing

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.

Area Map



Energy Efficiency Graph



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