



Town • Country • Coast



Fore Street  
Bere Alston, Yelverton

Guide Price £260,000



## Fore Street

Bere Alston, Yelverton

Centrally located in the heart of this bustling village is this mid terraced charming cottage with character features including beams and impressive granite fireplace housing a woodburning stove, complemented by delightful gardens.

This cosy cottage is attractively presented and welcomes you into the entrance hall with cloaks/storage cupboards, one housing electric meter/fuse board. Surprisingly spacious accommodation, being mains gas centrally heated, with a useful downstairs cloakroom, study, which could easily be an overflow bedroom or playroom. From the hall a timber stable door leads into a generous sized lounge/dining room with windows and doors overlooking the rear gardens. The woodburning stove is inviting for those chilly nights and a further door leads in to a well equipped kitchen with built-in electric oven and gas hob, integrated dishwasher and space for washing machine and fridge/freezer. Built-in larder.

On the first floor landing, an airing cupboard houses the mains gas fired boiler and there are three good sized double bedrooms and a bathroom, with shower over the bath, WC and basin.

Outside, to the rear of the cottage is an enclosed terraced area, ideal for dining al fresco, steps lead up to the gardens with mature shrubs including a Wisteria, many flower beds and borders, path leading to a decked terrace, with power connected. The current vendor uses this area for a hot tub. Then a timber gate leads into the vegetable garden with vegetable beds, useful store sheds and a greenhouse. At the top of the garden is a Summerhouse.





**Entrance Hall**  
14'11" x 5'4" (4.56 x 1.64)

**Dining Room**  
10'0" x 6'8" (3.05 x 2.05)

**Cloakroom**  
7'3" x 3'2" (2.21 x 0.99)

**Sitting Room**  
18'5" x 13'6" max (5.62 x 4.13 max)

**Kitchen**  
13'9" x 6'6" (4.20 x 2.00)

**Bedroom 1**  
13'1" x 11'5" (4.00 x 3.48)

**Bedroom 2**  
13'6" x 9'3" (4.13 x 2.84)

**Bedroom 3**  
13'8" x 7'7" max (4.18 x 2.32 max)  
L Shape

**Bathroom**  
9'10" x 4'11" (3.02 x 1.50)

**Services**  
Mains Gas, Electricity, Water and Drainage

**EPC**  
TBC - Commissioned

**Tenure**  
Freehold

**Council Tax Band**  
West Devon Borough Council - Tax Band A

**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 Bere Alston on the B3257 (Bedford Street). Carry straight on Bedford Street travelling down the hill towards the centre of the village. Continue down int the centre of the village. at the T-junction turn left and continue on that road past the Co-Op and the property is located on the left hand side.

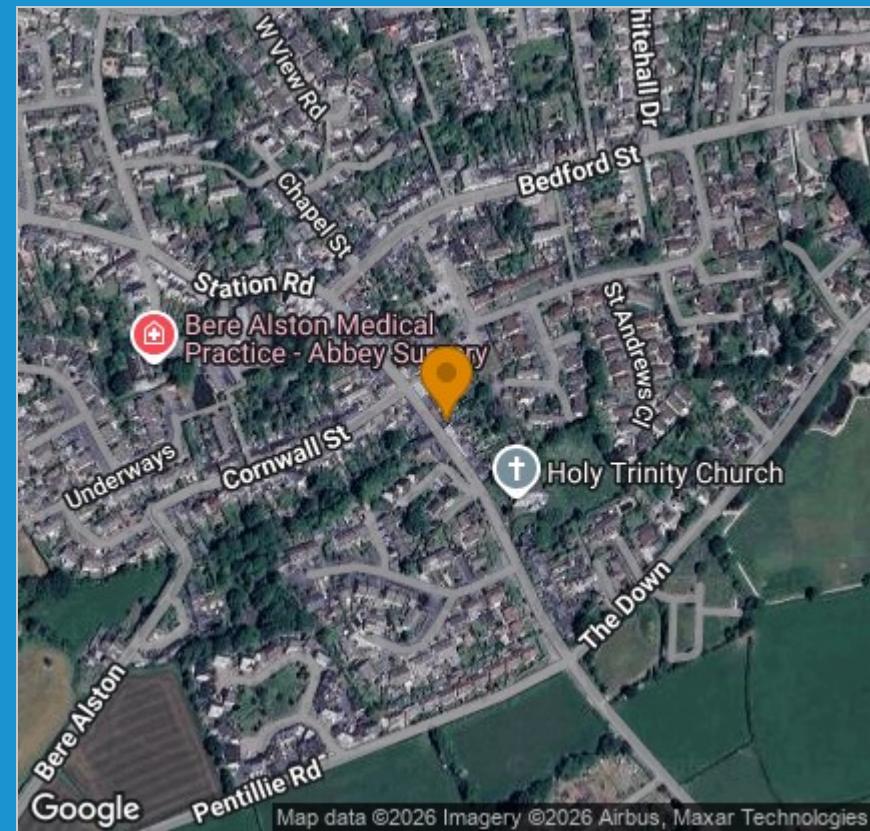
## Floor Plan



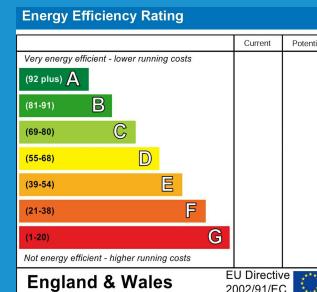
## Viewing

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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