



BERE ALSTON

O.I.R.O. £285,000

Spacious 3 Double Bedroom Detached Bungalow

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (62)


MILLER
TOWN & COUNTRY



- » Delightful Detached Bungalow
 - » Large Corner Plot
 - » Garage & Parking
 - » Double Glazed
 - » Gas Central Heating
 - » Level Plot
 - » Close to Village Amenities
- ### The Property

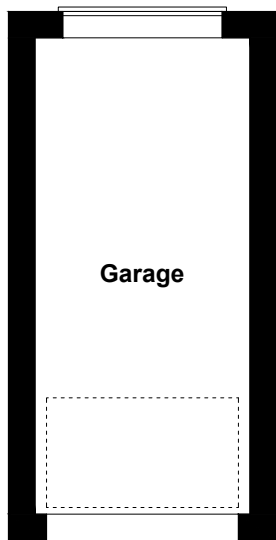
This lovely light and airy property enjoys wrap around gardens on all four sides along with a detached garage and parking. Presented in good order although requiring some simple cosmetic modernisation, there is a good size kitchen/dining room and separate sitting room along with a family bathroom/WC and three double bedrooms. The previous owner had used the third bedroom as a study, but the versatile layout means there are options to utilise the space as required. The property has a modern gas fired combination boiler, serving the hot water and central heating as well as double glazed windows and doors. The bungalow enjoys a spacious level corner plot and is ideally located within a short walk to the village centre.



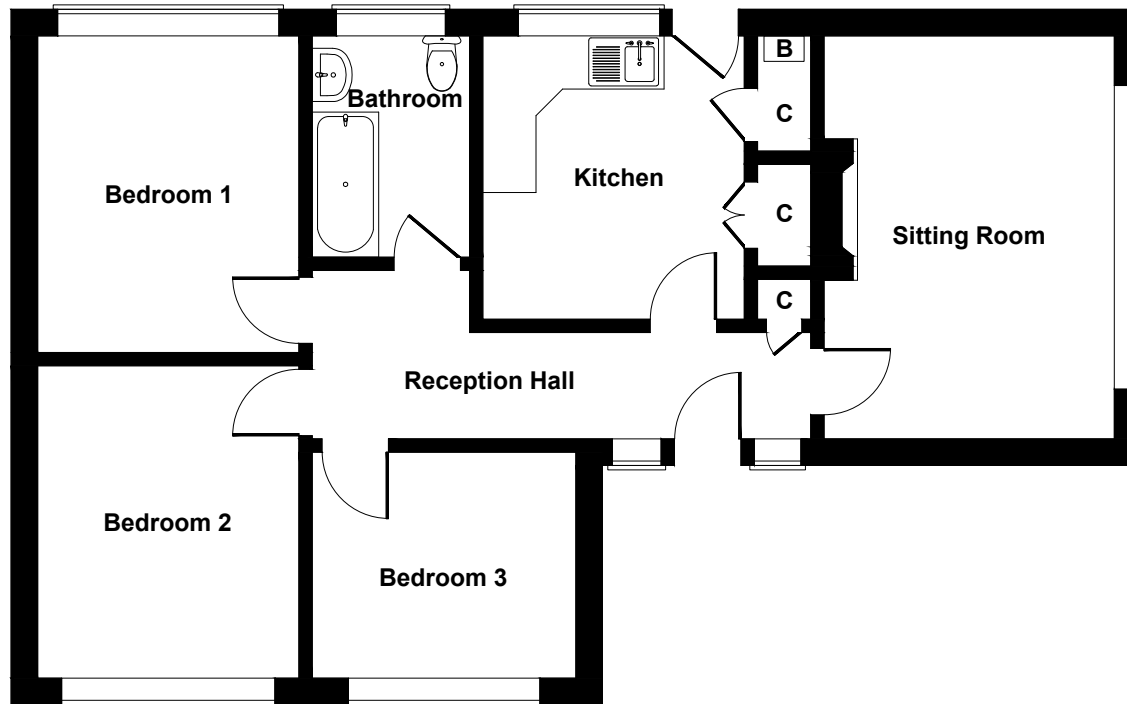
Location

Bere Alston is a vibrant and bustling village with an excellent range of local amenities including doctors' surgery, pharmacy, Co-op supermarket and village store. There is a well-respected primary school, Post Office, public house, take-away and a useful rail link to Plymouth, as well as a regular bus service. The Bere peninsula offers some stunning country and riverside walks being sided by the Tamar River on one side and the river Tavy on the other.





GARAGE



Not to Scale. Produced by The Plan Portal 2023
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Accommodation

Ground Floor

Reception Hall 18'6" x 6'4"

Kitchen 9'10" x 10'8"

Sitting Room 10'11" x 15'2"

Bedroom 1 9'10" x 11'11"

Bedroom 2 9'10" x 11'1"

Bedroom 3/Study 9'11" x 8'6"

Bathroom 5'11" x 8'4"

Outside

Garage 8'1" x 17'11"

To the front of the property is a pedestrian gate and pathway leading to the front door, there are level lawn gardens to either side with established shrub and planted borders. To one side is a tarmac drive providing off-road parking and access to the detached single garage. Gates to either side of the property lead around to a further side and rear garden with raised fruit beds, flower and former vegetable beds along with a south facing patio garden.

Services: Mains electricity, gas, water and drainage.

Council Tax Band: D

Tenure: Freehold



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VIEWING:

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but their accuracy is not guaranteed nor do
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