



BERE ALSTON

O.I.E.O. £300,000

Light & Airy 3 Bedroomed Bungalow in a Peaceful Spot

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: E (52)

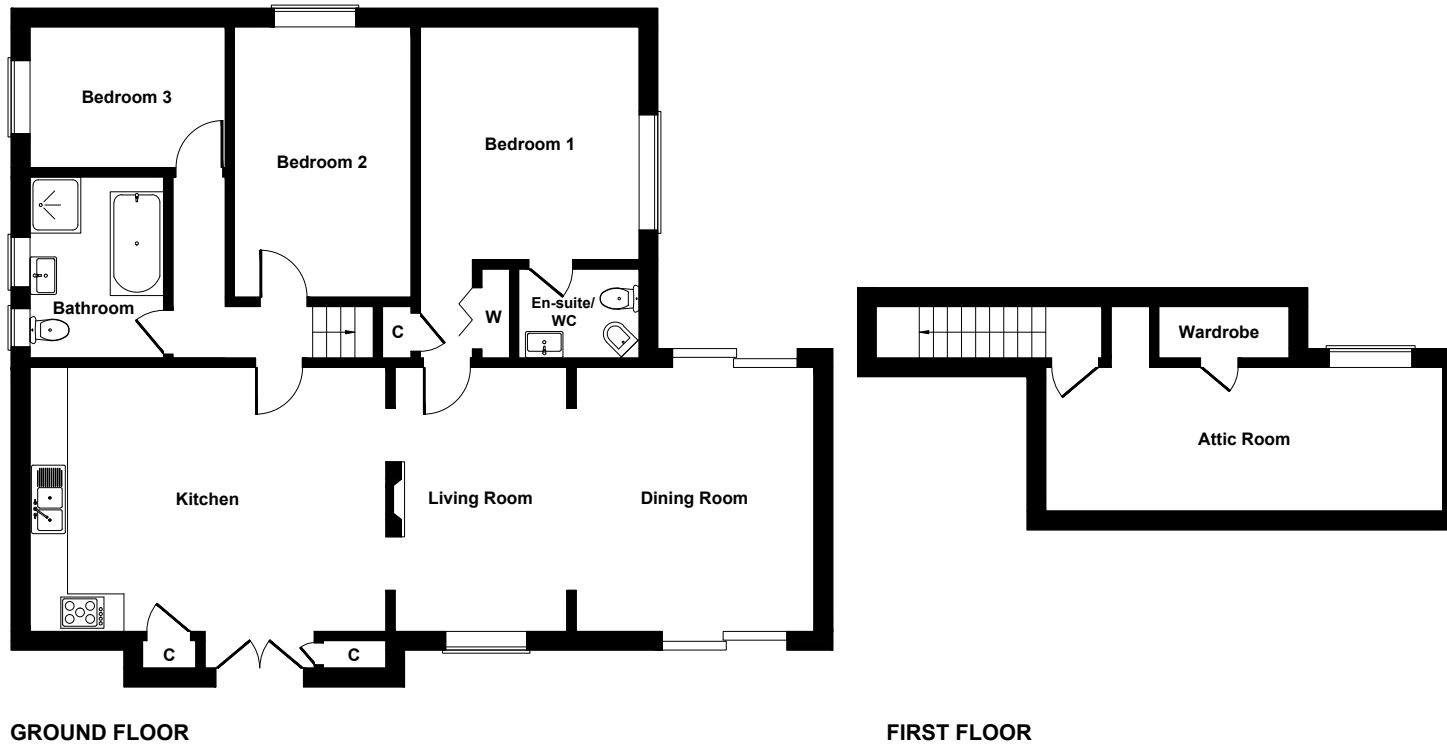
  
MILLER  
TOWN & COUNTRY



- » Tucked Away Peaceful Village Location
- » Three Double Bedrooms, Modern Bathroom
- » Large Attic Room
- » Open Plan Kitchen/Living/Dining Room
- » Wrap Around Gardens
- » Safe & Secure Plot
- » Parking for Two Cars, Car Port
- » Large Store Shed/Workshop
- » Close to Local Amenities

## The Property

Tucked away in a peaceful spot in the village of Bere Alston this three-bedroom bungalow sits in the middle of its own plot with a wraparound garden and parking for two cars. Inside is the perfect social space, with an open plan kitchen, living room, dining room with French doors opening at each end allowing the natural light to flow through the space. A log burner in the centre of the room gives a sense of division from the kitchen and keeps things cosy during the cold winter months. There is a modern bathroom, servicing three double bedrooms one of which is currently being used as good size single and study space. The main bedroom also has an ensuite WC. The real hidden gem to this property is the staircase leading to the large attic room above. There is good head height and fabulous views across the valley, and it could easily be used as a playroom, second sitting room, or even a craft and hobbies space. There is potential for a fourth bedroom too with the necessary consents.



Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Kitchen/Living/Dining Room 41'10" x 14'01"

Kitchen Area 15'10" x 14'01"

Living Room Area 14'0" x 9'09"

Dining Room Area 13'02" x 14'01"

Bedroom 1 12'05" x 11'08"

Ensuite WC 6'05" x 4'11"

Bedroom 2 14'05" x 9'05"

Bathroom 7'05" x 9'08"

Bedroom 3 10'05" x 7'06"

### First Floor

Attic Room 7'08" x 21'02"

### Outside

Shed 19'11" x 8'10" widest 6'06" narrowest

Outside hidden behind private gates there is parking for two cars partially under a covered car port, leading to a huge wooden shed with solid concrete base that could be made into a utility room or workshop. To the right are lawns with raised bed borders and a patio seating area perfect for summer barbeques with friends, and a path to the side leading to a further patio and private decked courtyard area. The garden is safe and secure having hedge and walled boundaries all around, along with a pedestrian gate for the side path too.

**Services:** : Mains water, drainage, gas and electricity.

**Council Tax Band:** D      **Tenure:** Freehold



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**VIEWING:**

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