



BERE ALSTON

Guide £175,000



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# The Haven, 42 Cornwall Street, Bere Alston PL20 7BG

## SITUATION AND DESCRIPTION

A recently renovated and individual cottage with off-road parking and a south facing garden. The home is located in a quiet village road which is around the corner from open countryside, village shops, bus stop and GWR train station.

The property is light and airy and has been given a new lease of life by the current owners, providing versatile living spaces and a main bedroom with an ensuite and walk-in wardrobe. The gardens are part bordered by wooden fencing and mainly laid to lawn with a seating terrace which enjoys a sunny aspect.

The accommodation comprises hall with study area, kitchen/dining room, sitting room, study/bedroom and wet room. To the first floor are two double bedrooms and ensuite shower room. The property is warmed by new individual thermostatic electric radiators, PVCu double glazing and loft insulation.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

A new slate tiled storm porch sits over the PVCu entrance door into:

### **HALL**

17' 4" x 5' 6" (5.28m x 1.68m)

Stairs rise to the first floor; understairs study area; boxed electric meter and consumer unit; doors off.

### **SITTING ROOM**

12' 8" x 9' 9" (3.86m x 2.97m)

PVCu double glazed window to the front; electric radiator.

### **KITCHEN/DINING ROOM**

12' 7" x 11' 5" (3.84m x 3.48m)

Dual aspect PVCu double glazed windows to the front and rear; recently fitted kitchen units and worktops; integrated Bosch induction hob with extractor hood and Whirlpool oven/grill; space for washing machine, fridge/freezer; electric radiator; television point.

### **STUDY/BEDROOM THREE**

8' x 7' extending to 9' 4" (2.44m x 2.13m extending to 2.84m)

PVCu double glazed window to the rear; electric radiator.





#### **WET ROOM**

7' 10" x 4' (2.39m x 1.22m)

PVCu double glazed window and Velux window; tiled wet room floor; pedestal wash handbasin; low level WC; Triton electric shower; heated towel rail.

#### **FIRST FLOOR:**

#### **LANDING**

PVCu double glazed window to the rear; doors off.

#### **BEDROOM ONE**

13' 8" x 10' 2" (4.17m x 3.1m)

Dual aspect PVCu double glazed windows to front and rear; electric radiator; doors off to a built-in cupboard; walk-in wardrobe with hot water cylinder; and to:

#### **ENSUITE**

7' 7" x 4' (2.31m x 1.22m)

Shower cubicle; pedestal wash handbasin; low level WC; heated towel rail.

#### **BEDROOM TWO**

13' 6" x 9' 10" (4.11m x 3m)

PVCu double glazed window to the front; electric radiator; loft access.



#### **OUTSIDE:**

The property is set back from the street with a stone chipping area which could be ideal for off-road parking, flanked by a wooden fence boundary. The rear garden is accessed from the rear door and opens to a courtyard which is ideal for a bench seat. The garden extends in a southerly direction with lawns, part bordered with fencing which makes the space safe for children and pets. There is also a stone chipping seating area perfect for a table and chairs which also has a power point for a mower etc.

The home would be considered to be in a tranquil location with everything one needs for amenities plus being close to many countryside walks in an Area of Outstanding Natural Beauty.



#### **SERVICES**

Mains electricity, mains water and mains drainage.

#### **OUTGOINGS**

We understand this property is in band 'B' for Council Tax purposes.

#### **VIEWING**

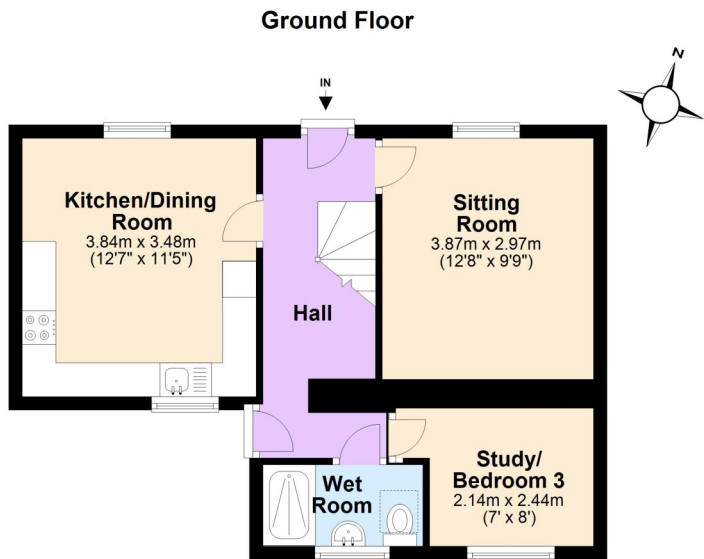
Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

#### **DIRECTIONS**

From our Bere Alston office proceed past the Post Office and turn right down into Cornwall Street. The property will be found on the left marked by our 'for sale' board.



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**First Floor**



Total area: approx. 76.1 sq. metres (819.0 sq. feet)

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**\* PL19, PL20, EX20**