



mansbridgebalment

BERE ALSTON

£145,000





50 Cornwall Street, Bere Alston PL20 7BG

### SITUATION AND DESCRIPTION

A newly refurbished and beautifully presented two bedroom mid-terrace character cottage with low maintenance south east facing courtyard garden and conveniently situated within walking distance of the village centre and in easy reach of the amenities and good transport links.

The village of Bere Alston offers a wide range of shopping facilities as well as a post office, doctors' surgery, chemist and highly rated primary school. The Tamar Valley railway line links Bere Alston to Plymouth in 20 minutes, with connections from there to London. The unspoilt surroundings of the Tamar Valley with its rolling hills, meandering rivers and ancient woodlands are ideally suited to those who enjoy walking, riding and water sports. The market town of Tavistock is a 5 mile drive away and offers a variety of additional facilities including a number of supermarkets, The Wharf Cultural Centre, notable boutiques, delicatessens and the Pannier Market.

This charming cottage has been greatly improved by its current owner, including refitting the kitchen and bathroom, installation of new PVCu double glazing throughout with lovely sash window to the front elevation, new carpets and improving the garden. The accommodation briefly comprises: refitted kitchen, sitting room with open fire, rear porch, refitted bathroom, landing and two bedrooms.

### 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:

Obscure PVCu double glazed front door with storm porch leads into:

#### **SITTING ROOM**

13' 5" x 11' 8" (4.09m x 3.56m)

Feature stone open fireplace with wooden mantel and cast iron grate; slate floor; television point; telephone point; exposed beams; part wood panelled walls; spotlighting; PVCu double glazed sash windows to front; double radiator; doorway into:

#### **KITCHEN**

13' 6" x 7' 6" (4.11m x 2.29m)

Newly refitted with a modern range of matching wall and base cabinets with soft close feature; wood effect worksurfaces with splashbacks; inset stainless steel single sink unit with mixer tap and drainer; built-in stainless steel Beko oven and grill with inset Beko four ring electric hob above; tiled flooring; angled staircase rises to first floor with understairs area with space and plumbing for automatic washing machine and tumble dryer; space for fridge; exposed beams; spotlighting; PVCu double glazed window to rear overlooking garden; double radiator; doorway into:





#### **REAR PORCH**

Storage shelving; tiled flooring; obscure PVCu double glazed door to side providing access to rear garden; door into:

#### **BATHROOM**

5' 10" x 4' 8" (1.78m x 1.42m)

Recently refitted with a white suite comprising panelled bath with chrome thermostatic shower over, low level WC, circular wash handbasin with storage cabinets beneath; laminate flooring; extractor fan; obscure PVCu double glazed window to side; stainless steel heated towel rail.

#### **FIRST FLOOR:**

#### **LANDING**

Built-in cupboard housing a Baxi gas fired combination boiler; doors to both first floor bedrooms.

#### **BEDROOM ONE**

13' 3" x 12' (4.04m x 3.66m)

Spacious bedroom with telephone point; access to loft space; PVCu double glazed sash window to front; radiator.

#### **BEDROOM TWO**

10' 5" x 6' (3.18m x 1.83m)

Partial height restriction. Exposed beams; PVCu double glazed window to rear; radiator.

#### **OUTSIDE:**

To the rear is a small low maintenance garden which enjoys a sunny south east facing aspect, enclosed by wooden fencing providing an ideal space for outside dining and enjoying the sunshine. The garden has a utility shed with power which currently sites the tumble dryer and freezer. To the rear of the garden is another wooden garden shed and a pathway providing rear access.

#### **AGENT'S NOTE**

The neighbour has a right of way over the rear pathway but not the garden.

#### **SERVICES**

Mains electricity, mains gas, mains water and mains drainage.

#### **OUTGOINGS**

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

#### **VIEWING**

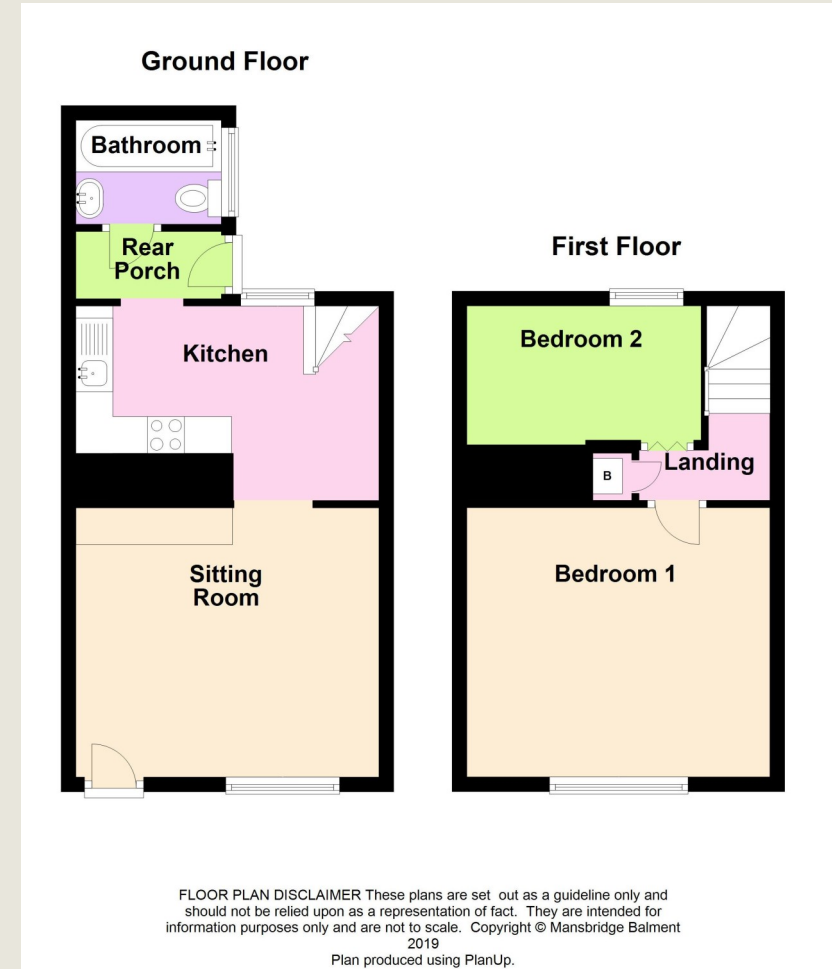
Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

#### **DIRECTIONS**

From our Bere Alston office walk passed the Post Office and turn right into the Cornwall Street and continue to the end of the road where the property will be found on the left hand side as indicated by our 'For Sale' sign.



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\* PL19, PL20, EX20