



mansbridgebalment

BERE ALSTON

£325,000



# 35 SHERRELL PARK

Bere Alston PL20 7AZ

*Sizeable detached bungalow on a corner plot,  
a short walk from open countryside and village amenities*

Renovated and Extended Accommodation

Three Double Bedrooms - One Ensuite

23ft Open Plan Contemporary Living Area

Landscaped Level Gardens with Seating Terrace

Double Garage/Workshop & Parking for Several Vehicles

**£325,000**



19 Fore Street  
Bere Alston  
Devon  
PL20 7AA

[mansbridgebalment.co.uk](http://mansbridgebalment.co.uk)





## SITUATION AND DESCRIPTION

A sizeable detached corner plot bungalow in a tranquil crescent of homes, situated on the Bere Peninsula a short walk from open countryside in an Area of Outstanding Natural Beauty.

The property has been totally transformed by the current owners who have renovated and extended this home creating a contemporary living space and landscaped grounds which are mainly level. The gardens to the rear are partly lawned with a seating terrace and greenhouse, vegetable, fruit growing area. To the front there is a large brick paved driveway which can accommodate several vehicles leading to the impressive tandem double garage/workshop with remote sensor lighting and secure roller door. The driveway is flanked by lawns and planted flower beds where there is also a brick paved path that runs along the front elevation to where there is a log store and then a passage to the rear.

The home benefits from a new mains gas central heating system, PVCu double glazing and improved insulation. A particular feature is the wood burning stove in the living area which is the perfect addition for the winter months. This space connects the dining and kitchen areas and is ideal for entertaining friends and families. The kitchen is stylish with ample storage and corner cupboards. There is also a dual oven/grill, hob and integrated dishwasher, fridge and freezer. Folding doors lead out to the rear garden seating terrace which has been ideal for BBQs and the afternoon and evening sunshine. This open plan area also offers a sunny aspect with most windows looking to the south west along with framed mood lighting and controllable spotlights for the evenings. Off this room is a utility which has space for a washing machine and tumble dryer plus the site of the Worcester boiler. The principal bedroom has a large built-in wardrobe with sliding doors and en-suite shower room. There are two further double bedrooms with one currently being used as a home office and a modern bathroom with a shower over the bath. The entrance porch has ample room for coats and boots with a sunken mat which in turn opens to the inner hallway with a good size storage cupboard.

Bere Alston is a world heritage site village which offers a variety of shops, cafés, post office, churches and school. There is also a butchers, pharmacy and doctors' surgery a short walk from the property plus a public house and hairdressers. The peninsula is very quiet and is away from main roads and thoroughfares. The village does benefit from a GWR train station which connects to Plymouth in around 20 minutes. Tavistock, Yelverton and Plymouth can all be reached by the regular bus service or by car in under 20 minutes. There is an abundance of public footpaths for enjoyable and tranquil walks where you will rarely see a soul, perfect for enjoying the Devon side of the Tamar Valley.





## **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:*

### **PORCH**

6' x 6' 3" (1.83m x 1.91m)

### **HALLWAY**

### **OPEN PLAN LIVING AREA**

23' 7" x 21' 9" (7.19m x 6.63m)

### **UTILITY**

5' 2" x 5' 7" (1.57m x 1.7m)

### **BEDROOM ONE**

12' 7" x 12' 10" (3.84m x 3.91m)

### **ENSUITE**

7' 5" x 5' 3" (2.26m x 1.6m)

### **BEDROOM TWO**

10' 4" x 9' 10" (3.15m x 3m)

### **BEDROOM THREE**

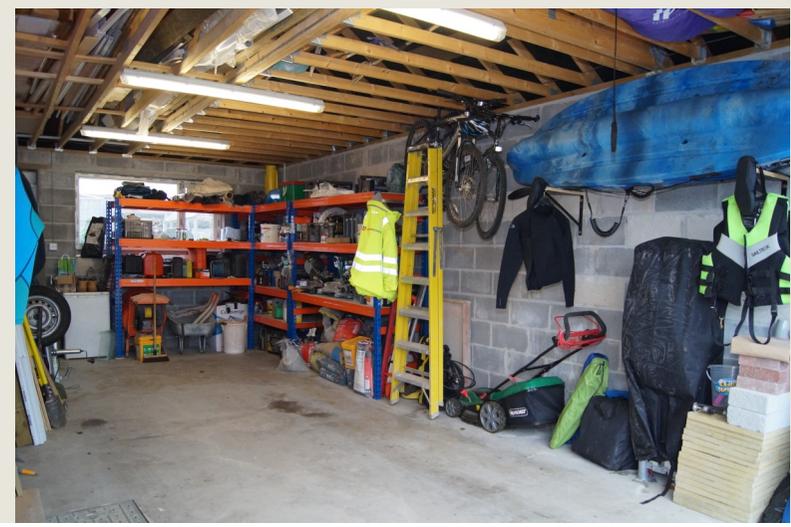
10' x 9' (3.05m x 2.74m)

### **BATHROOM**

8' 7" x 5' 7" (2.62m x 1.7m)

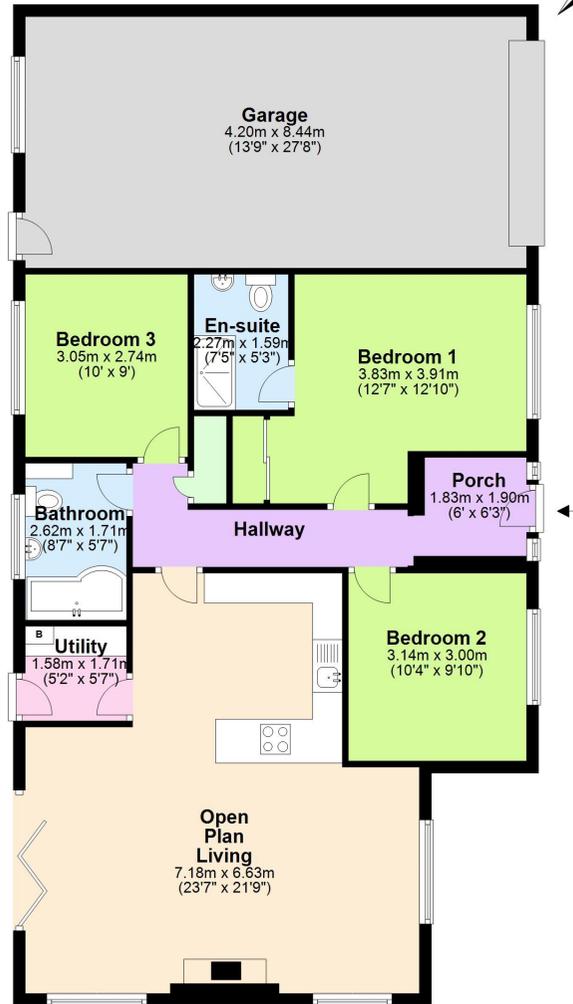
### **DOUBLE GARAGE**

13' 9" x 27' 8" (4.19m x 8.43m)





**Ground Floor**  
Approx. 130.6 sq. metres (1405.5 sq. feet)



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**SERVICES**

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

**OUTGOINGS**

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

**VIEWING**

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

**DIRECTIONS**

From our Bere Alston office proceed along Fore Street passing between the shops towards the station. Continue into Station Road and take the left into Lockeridge Road just after the Fire Station. Follow this road to the end and turn left into Maynard Park and then right into Sherrell Park. Follow the road and around the left hand bend and the property will be found on the left on the next left hand bend.

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**MORE LOCAL OFFICES** than any other Estate Agent in our **AREA \***



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\* PL19, PL20, EX20