



mansbridgebalment

BERE ALSTON

£199,950



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17 Lockeridge Road, Bere Alston PL20 7AW

SITUATION AND DESCRIPTION

Offered with no onward chain, an extended two double bedroom detached bungalow benefiting from some far-reaching countryside views with mature attractive front and south facing rear gardens, attached garage and conveniently situated in a popular residential road within close walking distance of the village centre and all its amenities and good transport links.

This light and airy bungalow has been well looked after over the years and would now benefit from some updating and modernisation and the accommodation briefly comprises: entrance hall, kitchen/breakfast room, 20ft sitting/dining room, two double bedrooms and shower room. The property also benefits from PVCu double glazing.

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 leads into:

ENTRANCE HALL

Coat hooks; shelving; doors to both bedrooms, bathroom and into:

SITTING/DINING ROOM

20' 8" x 12' 6" (6.3m x 3.81m)

Spacious light and airy room; television point; shelving; built-in airing cupboard with lagged water cylinder with immersion; blocked fireplace with display cabinet with shelving to one recess; large PVCu double glazed picture window to front overlooking garden; two floor mounted night storage heaters; window to rear into kitchen/breakfast room; obscure wooden door leads into:

KITCHEN/BREAKFAST ROOM

14' 4" x 9' 9" (4.37m x 2.97m)

Originally built as a conservatory. PVCu double glazed in construction enjoying a lovely triple aspect over the rear garden and with far-reaching panoramic countryside views; fitted with a range of matching base cabinets with roll top worksurfaces with tiled splashback; inset stainless steel single sink unit with mixer tap and drainer; space for cooker with extractor fan over; space and plumbing for automatic washing machine and tumble dryer; space for upright fridge/freezer; PVCu double glazed window to both side aspects and to the rear; obscure PVCu double glazed door to side providing access to rear garden.





BEDROOM ONE

10' 4" x 10' 1" (3.15m x 3.07m)

Built-in bedroom furniture, including two single wardrobes and overhead storage cabinets; PVCu double glazed window to rear overlooking garden with countryside views; floor mounted electric heater.

BEDROOM TWO

10' 4" x 10' (3.15m x 3.05m)

Fitted overhead storage cabinets; bookshelving; PVCu double glazed window to front overlooking garden; floor mounted electric heater.

SHOWER ROOM

6' 5" x 5' 7" (1.96m x 1.7m)

Formerly a bathroom and could easily be reverted, if required. Part-tiled and fitted with a white suite comprising corner shower cubicle with recently installed Redring Bright electric shower, low level WC, wash handbasin; shaver point; extractor fan; access to loft space; obscure window to rear; wall mounted electric fan heater.



OUTSIDE:

The bungalow benefits from attractive mature front and rear gardens which are a lovely feature of this property. To the front a paved footpath leads to the main front entrance and continues alongside the bungalow providing access to all garden areas. The front garden is enclosed by mature hedging with two areas of lawn bordered by well stocked flowerbeds with a colourful array of plants, shrubs and bushes. The garden is interspersed with fuschia and rose bushes and there is a small palm tree.

The rear garden enjoys a sunny south facing aspect and some far-reaching countryside views and is completely enclosed by stone walling. Again there are two sections of level lawn with colourful mature borders with fruit bushes and apple trees. A pathway runs through the garden with a wrought iron pedestrian gate to the rear providing access to the driveway and garage.

To the rear a long shared gravelled driveway leads to the attached garage.

GARAGE

17' 5" x 9' 10" (5.31m x 3m)

Power and light; fitted with a metal up and over garage door; shelving; space for chest freezer.



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 along Fore Street passing between the shops and into Station Road toward the railway station. Continue along Station Road and take the left hand turning into Lockeridge Road. The property will be found shortly on the left hand side as indicated by our 'For Sale' sign.

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

Ground Floor



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19 FORE STREET · BERE ALSTON · DEVON · PL20 7AA
 Tel: 01822 840606
 E: berealston@mansbridgebalment.co.uk



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* PL19, PL20, EX20