



**SHARED OWNERSHIP -  
25% AVAILABLE AT £25,000**

**BERE ALSTON    £100,000**  
*FULL MARKET VALUE*



## 26 Pentillie Road, Bere Alston, PL20 7BB

### SITUATION AND DESCRIPTION

A spacious and well-presented one bedroom first floor apartment with valuable garage in a block. The property is situated on the outskirts of the village of Bere Alston and has splendid views over open fields to the River Tamar and the Brunel Bridge beyond. It is within easy reach of the extensive village amenities and good transport links via bus and rail. The apartment has the benefit of gas central heating and PVCu double glazing throughout.

### 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 to:

#### **ENTRANCE HALL**

Radiator; telephone point; stairs to:

#### **LANDING**

Window to the side with far reaching views to Cornwall; radiator; doors to:

#### **AIRING CUPBOARD**

2' x 2' (0.61m x 0.61m)

#### **BATHROOM**

Obscure double glazed window to the rear; radiator; WC; pedestal wash basin with tiled splashback; panel bath with Mira shower over together with mains fed shower head; shaver point; extractor fan.

#### **SITTING/DINING ROOM**

17' x 11' (5.18m x 3.35m)

Window to the front with stunning views of open fields to the River Tamar and the Brunel bridge beyond; two radiators; large storage cupboard with coat hooks; television point; telephone point; door to:







#### KITCHEN

13' x 6' (3.96m x 1.83m)

Window to the front; one and a half sink and drainer unit with mixer tap over; part tiled; floor and wall mounted matching units with complementary wood effect roll top surfaces; loft hatch; cupboard housing Ideal combination boiler; space and plumbing for washing machine; electric oven and four ring gas hob; space for upright fridge/freezer; television point; telephone point.

#### BEDROOM

12' x 9' (3.66m x 2.74m)

Window to the rear; radiator; telephone point.

#### OUTSIDE:

To the side of the property is a storage cupboard, ideal for refuse bins and bikes. A small graveled area provides some outdoor space for a few garden pots. A gate leads to the rear of the property and the SINGLE GARAGE in a block.



**EPC RATING 79 BAND C**

**B825**

#### AGENT'S NOTE

There is a 106 Agreement in place on this property which means that any prospective buyers must have a local connection to West Devon. Any purchaser will buy a 25% share and rent the remainder - £221.32 per month rent and £57 per month payable. Once purchased there is an option to procure a bigger part of the shared ownership.

#### SERVICES

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

#### OUTGOINGS

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

#### VIEWING

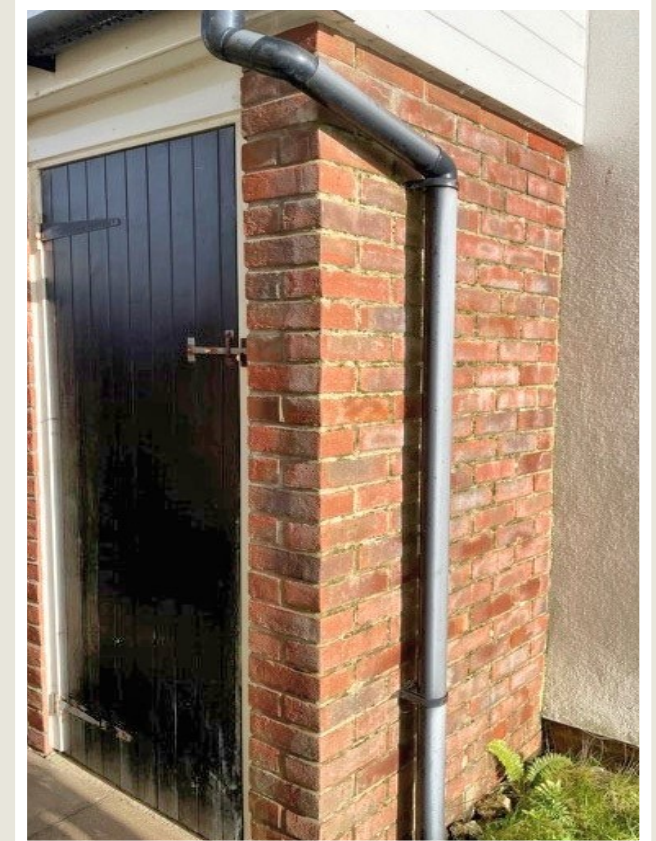
Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

#### DIRECTIONS

From the Bere Alston office proceed up Fore Street towards Holy Trinity church. Take the second right into Pentillie Road. The property will be found on the right hand side before you turn into Pentillie View, clearly identified by a Mansbridge Balment 'For Sale' board.



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**\* PL19, PL20, EX20**