

BERE ALSTON

GUIDE £199,950



6 Edgcumbe Terrace, Bere Alston, PL20 7AE

SITUATION AND DESCRIPTION

A modernised cottage with elevated views over Devonshire countryside and the Tamar Valley. The property is on the edge of Bere Alston village which is not only a World Heritage Site but also in an Area Of Outstanding Natural Beauty. The property has elements that require further refurbishment but the vast majority is stylish and contemporary. To the front is a garden, which offers the elevated westerly views, is part paved with a stone retaining wall and has space for seating. To the rear is a low maintenance, private and enclosed area which ideal for entertaining with evening lighting.

The property benefits from an open plan kitchen dining room with a utility area. There is a good size sitting room, hall, and front porch/sun lounge which needs updating. To the first floor are two bedrooms and a bathroom. This tranquil Devonshire village has been labelled a world heritage site and is perfectly positioned away from main roads. The village offers a rare local railway station which forms part of the Tamar Valley Line, connecting to the waterside village of Bere Ferrers and Calstock plus onto Plymouth City in around 20 mins. There are also several shops including a post office stores with local bakery, two small supermarkets, butchers, hairdressers, café/restaurant, takeaway, pharmacy, doctors surgery, primary school, public house, bus services and a garage with petrol station. The village is 15 minutes by car from both Tavistock and Yelverton and approximately one hour from Exeter. The surrounding fields of the village are peppered with public footpaths which have beautiful walks and views of the Tamar River and surrounding countryside.

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:

KITCHEN/DINING ROOM

18' 0" x 15' 11" (5.49m x 4.85m)

LIVING ROOM

13' 9" x 12' 8" (4.19m x 3.86m)

CONSERVATORY

16' 1" x 7' 5" (4.9m x 2.26m)

BEDROOM ONE

13' 1" x 11' 2" (3.99m x 3.4m)

FAMILY BATHROOM

BEDROOM TWO

10' 8" x 9' 2" (3.25m x 2.79m)

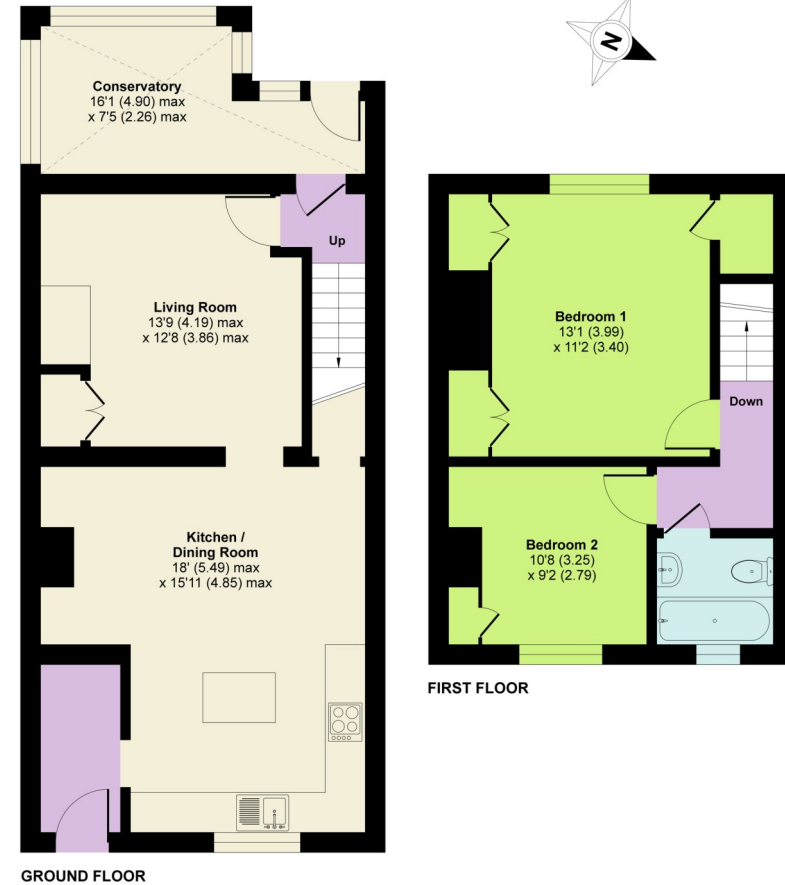




Edgcumbe Terrace, Bere Alston, Yelverton, PL20

Approximate Area = 999 sq ft / 93 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balment. REF: 706601

SERVICES

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

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From our Bere Alston office proceed along Fore Street passing the post office on the right. Continue up the hill and the property will be found on the left past the church before turning to The Down and Pentillie Road.

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*** PL19, PL20, EX20**