



mansbridgebalment

BERE ALSTON

£175,000





## Hillcrest, Bedford Street, Bere Alston PL20 7DF

### SITUATION AND DESCRIPTION

Offered with no onward chain, a two double bedroom semi-detached period home set on a good- sized plot with front and large rear gardens in need of complete refurbishment and improvement well situated within walking distance to the village centre and in easy reach of the amenities and good transport links.

The accommodation briefly comprises: entrance porch; entrance hallway; kitchen; dining room with open fire; sitting room with open fire; rear lobby; wc; landing; 2 double bedrooms; bathroom; front and large rear garden with outbuilding. The property benefits from 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 into:

#### **ENTRANCE PORCH**

10' 0" x 4' 9" (3.05m x 1.45m)

Currently shared with No. 2 Hillcrest

#### **ENTRANCE HALL**

Staircase rises to first-floor, solid wooden door leads into:

#### **SITTING ROOM**

12' 5" x 12' 0" (3.78m x 3.66m)

Feature tiled open fireplace; picture rail; good size built-in under stairs storage cupboard with coat hooks; PVCu double glazed window to front overlooking garden; obscure wooden door leads into:

#### **DINING ROOM**

15' 2" x 8' 0" (4.62m x 2.44m)

Feature tiled open fireplace; telephone point; PVCu double glazed window to rear overlooking garden; sliding wooden door leads into:

#### **KITCHEN**

9' 6" x 6' 5" (2.9m x 1.96m)

Part tiled walls; blocked fireplace; range of base cabinets and drawers; inset stainless steel sink with drainer; space for cooker; space for under counter fridge; two PVCu double glazed windows to side door to:

#### **REAR LOBBY**

Built-in larger cupboard with shelving and obscure PVCu double glazed window to rear; wooden door to rear garden and courtyard.

#### **WC**

Fitted with a high level wc; obscure PVCu double glazed window to rear:

#### **FIRST FLOOR LANDING**

PVCu double glazed window to front; doors to all first-floor rooms.

#### **BEDROOM ONE**

12' 6" x 12' 0" (3.81m x 3.66m) Spacious bedroom with blocked fireplace; PVCu double glazed window to front.

#### **BEDROOM TWO**

10' 3" x 8' 5" (3.12m x 2.57m) Built-in airing cupboard with shelving housing a hot water cylinder with immersion; PVCu double glazed window to rear overlooking garden.

#### **BATHROOM**

5' 8" x 4' 10" (1.73m x 1.47m) Part tiled and fitted with a bath; wall hung wash hand basin; obscure PVCu double glazed window to rear.







### OUTSIDE

The property benefits from front and large rear gardens which are a particular feature of the property.

To the front is a cast iron gate opens to a footpath leading to the main entrance which is shared by the adjoining property. The level front garden is enclosed by natural stone walling. Immediately to the rear is a paved courtyard partly enclosed by natural stone walling with an independent pedestrian gate providing shared access; access from here to the outbuilding.

Behind the outbuilding is a large level garden measuring approximately 75' x 40' which is enclosed by natural Devon hedges and mainly laid to lawn. There is an old greenhouse in need of repair, a metal storage shed and to the rear two more wooden sheds.

### OUTBUILDING

11' 0" x 6' 0" (3.35m x 1.83m)

Stone built with lighting, currently used as a coal and wood store.



### SERVICES

Mains Electricity, mains water, mains drainage

### OUTGOINGS

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

### VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

### DIRECTIONS

From our Bere Alston office head along Fore Street and turn first right into Bedford Street where the property will be found shortly on the left-hand side.



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