



mansbridgebalment

BERE ALSTON

£175,000



10 St Andrew's Close, Bere Alston PL20 7EH

SITUATION

This two/three bedroom detached bungalow is situated in a quiet cul de sac with an ample gated driveway, level gardens and is only a short distance to amenities.

The village of Bere Alston offers a wide range of shopping facilities as well as a post office, doctors' surgery, chemist and highly rated primary school. The Tamar Valley railway line links Bere Alston to Plymouth in 20 minutes, with connections from there to London. The unspoilt surroundings of the Tamar Valley with its rolling hills, meandering rivers and ancient woodlands are ideally suited to those who enjoy walking, riding and water sports. The market town of Tavistock is a 5 mile drive away and offers a variety of additional facilities including a number of supermarkets, The Wharf Cultural Centre, notable boutiques, delicatessens and the Pannier Market.

DESCRIPTION

A two/three bedroom detached bungalow built we understand in the 1990's in the traditional manner. The property is well presented but offers scope for update and improvement. Insulation has recently been increased and it also benefits from PVCu double glazing. There is a long gated driveway offering parking for three vehicles and a car port. To the rear is a level and low maintenance garden which extends to a small lawned garden at the front. The accommodation comprises a porch, study/bedroom three, living room, breakfast area, kitchen, bathroom and two double bedrooms.

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

Part glazed PVCu entrance door; doors off.

STUDY/BEDROOM THREE

7' 8" x 6' 9" (2.34m x 2.06m)

PVCu window to front garden; electric FGS storage heater.

LIVING ROOM

15' 4" x 11' 7" (4.67m x 3.53m)

PVCu double glazed window to front garden; electric convector fire with fireplace surround; electric storage dual heater with convector boost; BT point; TV point; door to inner hall and opening to





BREAKFAST AREA

7' 5" x 7' 0" (2.26m x 2.13m)

PVCu double glazed window to side; electric storage heater; door to

KITCHEN

8' 6" x 7' 6" (2.59m x 2.29m)

PVCu window and door to side; country style kitchen with laminate worktops; sink and drainer with mixer tap; electric hob; Neff dual oven/grill; space and plumbing for washing machine and fridge/freezer.

INNER HALL

7' 2" x 3' 0" (2.18m x 0.91m)

Storage cupboard; loft access; doors off.

BEDROOM ONE

13' 0" x 10' 4" (3.96m x 3.15m)

PVCu double glazed window to rear garden; electric storage heater; fitted wardrobes; BT point.

BEDROOM TWO

9' 0" x 8' 3" (2.74m x 2.51m)

PVCu double glazed window to rear garden; electric FGS storage heater; storage cupboard housing hot water cylinder.

BATHROOM

7' 0" x 5' 7" (2.13m x 1.7m)

Opaque PVCu window to side; low level wc; panelled bath with mixer tap and electric shower over; wash hand basin with vanity cupboard; mirror; shaver point; electric Dimplex heater.



OUTSIDE

The property is approached via a gated driveway leading to the car port. At the front of the property is a lawned area with planted beds and a pedestrian gate to the rear. This is enclosed and offers a low maintenance garden which has a paved terrace with planting areas. There is also a stone wall running the length of the side boundary which could create an attractive feature.

SERVICES

Mains water, electricity 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.

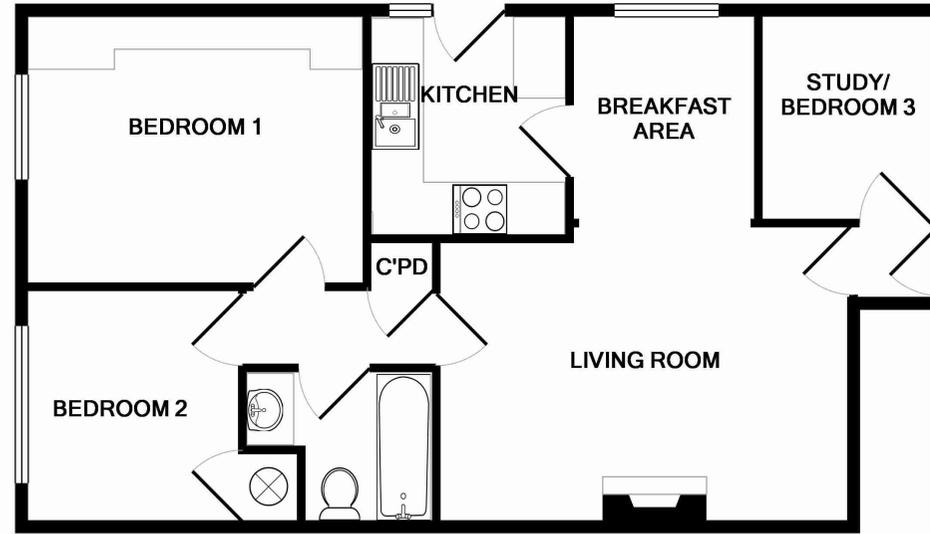
DIRECTIONS

From our Bere Alston office proceed along and turn right beside the Edgcumbe Arms into Bedford Street. Continue up Bedford Street and turn right into Pilgrim Drive. Follow the road around and St Andrews Close will be found on the left. The property on the right hand side as marked by our For Sale board.





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AREA *



TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

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* PL19, PL20, EX20