



9, Maynard Park



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, Bere Alston, Devon PL20 7AR

Village Centre 300 yards • Bere Alston Train Station 0.5 miles •
Tavistock 7 miles • Plymouth 13 miles

A 2-bedroom semi-detached bungalow with a driveway & garage, located in Bere Alston available to the market with no onward chain.

- 2-Bedroom Bungalow
- Open Plan Sitting Room/Kitchen
- Conservatory Accessing Rear Garden
- Front & Rear Gardens
- Freehold
- Semi-detached Property
- Family Bathroom
- Long Driveway with Single Garage
- No Onward Chain
- Council Tax Band: B

Guide Price £210,000

SITUATION

Located on a cul-de-sac, this semi-detached bungalow sits in a quiet position on the fringe of Bere Alston. The village of Bere Alston is well-served by local amenities and facilities (approx 1/3rd of a mile away), including a Co-op mini-market, and also benefits from a direct 25-minute rail service to Plymouth City Centre. Bere Alston forms the hub of an area known as the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley Area of Outstanding Natural Beauty (AONB). A few miles further to the east, in West Devon, is the thriving market town of Tavistock, steeped in history and tradition dating back to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly.



DESCRIPTION

This two-bedroom semi-detached bungalow offers an excellent opportunity for renovation and personalisation. Located in a quiet residential area, the property features an open-plan kitchen/dining/living area, a rear conservatory, and two well-sized bedrooms. Externally, there is a front garden, a long driveway providing ample off-road parking, a single detached garage, and a private rear garden. Requiring modernisation throughout, this property is ideal for buyers looking to add value in a sought-after location. No onward chain.

ACCOMMODATION

Upon entry, the central hallway provides access to all principal rooms. To the right is the well-proportioned main bedroom, followed by a second bedroom with direct access to the rear conservatory. Straight ahead lies the family bathroom, conveniently positioned for ease of use. To the left, the property opens into a spacious, open-plan sitting room and contemporary kitchen—ideal for both everyday living and entertaining. The kitchen also offers access to the conservatory, which in turn leads to a fully enclosed rear garden, offering a private and versatile outdoor space.

OUTSIDE

Externally, the property features both front and rear gardens with established plants and shrubs, offering potential for landscaping or improvement. A private driveway provides off-street parking and leads to a single garage, suitable for storage or parking.

SERVICES

Mains water, electricity, gas and drainage are connected. Superfast broadband is available and limited mobile voice/data services are available internally via Sky (externally, voice and data are available with all suppliers (source: Ofcom's online service checker)). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewings are strictly by appointment with Stags. The What3words reference is [///interview.sprinter.alarming](https://www.what3words.com/#!/en/0G9G-9R9G-9R9G). For detailed directions, please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

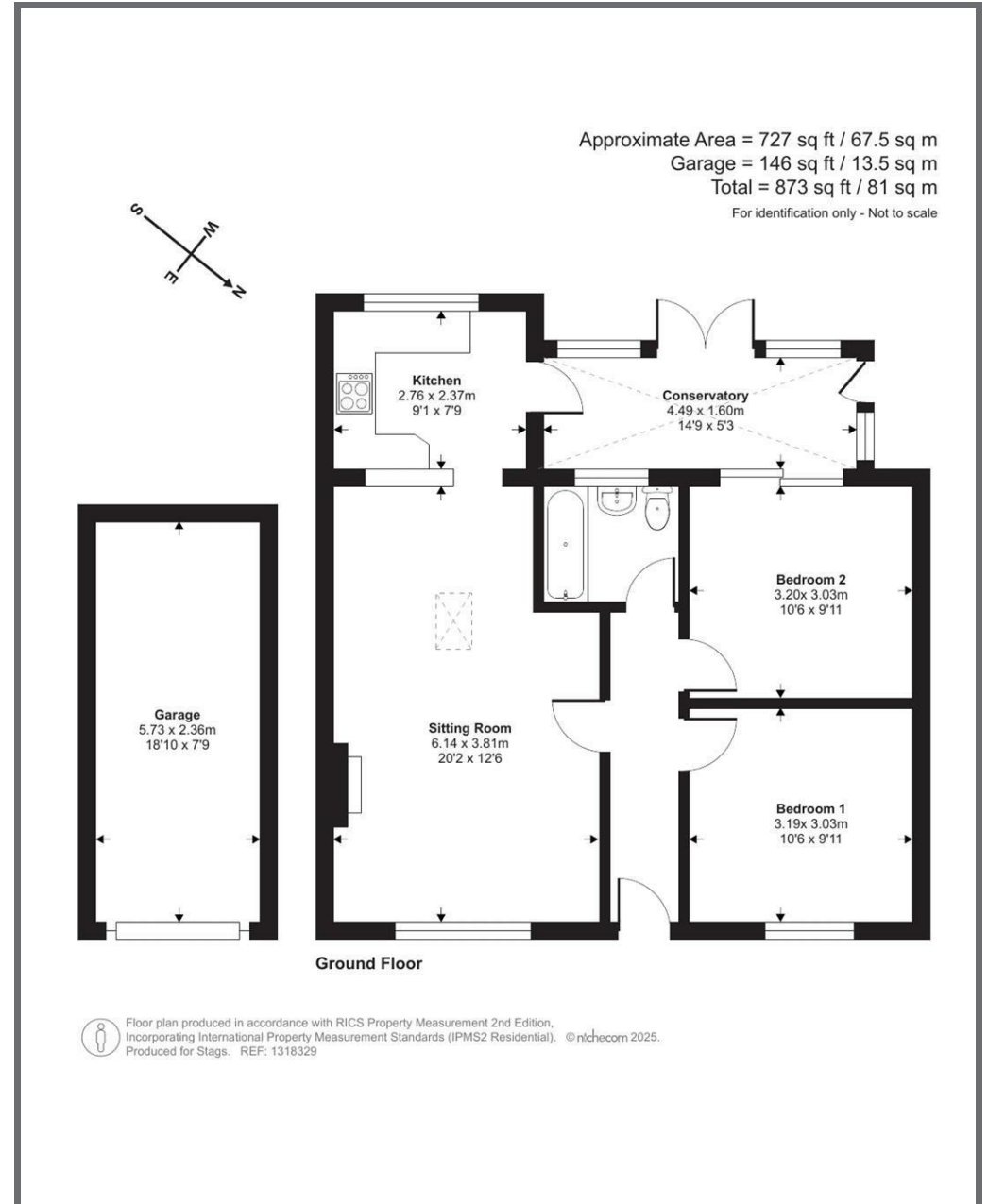


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
England & Wales		EU Directive 2002/91/EC

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458



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