



mansbridgebalment

BERE ALSTON

£265,000

NO ONWARD CHAIN



26 Pentillie View, Bere Alston PL20 7FE

SITUATION

A beautifully presented four bedroom semi-detached house in a tranquil setting offering integral garage, driveway and rear garden with views.

DESCRIPTION

An attractive modern semi-detached family home located on the fringe of the village within a desirable crescent of houses adjacent to a tended green. The house has been beautifully maintained offering a recently refurbished kitchen/dining room. There is certainly a sense of space afforded from the house even though it is on a small new development, with a front aspect view to the green and a westerly rear aspect view over the village and the Tamar Valley. There is a seating terrace and lawned rear garden with useful side garden and a driveway allowing ample parking in front of the integral garage.

The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room and door to garage/utility. To the first floor are four bedrooms, family bathroom and ensuite shower room. The property also has the benefit of mains gas central heating, energy efficient double glazing and a large loft space which provides potential for further living space, if required (subject to the necessary planning consent).

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:

Open storm porch to entrance door.

HALLWAY

15' 7" x 3' 8" extending to 7' maximum (4.75m x 1.12m extending to 2.13m)

Stairs to first floor with understairs cupboard; radiator; alarm controls; room thermostat; door off.

CLOAKROOM

5' 10" x 3' (1.78m x 0.91m)

Opaque PVCu double glazed window to side; low level WC; corner pedestal wash hand basin; radiator; consumer unit; extractor fan; part tiled.

SITTING ROOM

16' 5" x 10' 2" (5m x 3.1m)

PVCu double glazed bay window to front and the green; feature gas flame fireplace; TV point; double radiator.

KITCHEN/DINING ROOM

17' 5" x 11' 4" (5.31m x 3.45m)

PVCu double glazed French door and window to rear garden and view; slate floor; modern kitchen units with solid oak worktop; sink and drainer unit with mixer tap; integrated gas hob with extractor hood over; warm air convector heater; integrated dual oven and grill; space and plumbing for washing machine and dishwasher; under lighting; inset spot lights; BT/TV point; door to garage/utility.

FIRST FLOOR:

LANDING

11' 10" x 7' (3.61m x 2.13m)

Loft access; double door airing cupboard housing Megaflo hot water cylinder; radiator; doors off.





BEDROOM ONE

12' 4" x 10' 2" (3.76m x 3.1m)
Opaque PVCu double glazed window to rear.

ENSUITE SHOWER ROOM

7' 8" x 4' (2.34m x 1.22m)
Double shower cubicle with Mira thermostatic shower; wash hand basin with vanity cupboards; low level WC; mirror; shaver point; radiator; part tiled; extractor fan.

BEDROOM TWO

18' 4" x 8' 9" (5.59m x 2.67m)
Good sized dual aspect room. PVCu double glazed windows to front and rear with views; access to loft space; radiators; TV point.

BEDROOM THREE

10' 3" x 9' 8" (3.12m x 2.95m)
PVCu double glazed window to rear and view; radiator; TV point.

BEDROOM FOUR

8' 5" x 7' (2.57m x 2.13m) (Currently used as a dressing room)
PVCu double glazed window to front with view to the green fitted wardrobe; radiator; BT point; built in cupboard with hanging rail and shelving.

BATHROOM

7' x 5' 6" (2.13m x 1.68m)
Opaque PVCu double glazed window to rear; panelled bath with shower screen and shower over; pedestal wash hand basin; low level WC; shaver point; radiator; part tiled; extractor fan.

OUTSIDE:

The property is approached via a double width brick paved driveway leading to the integral garage, garden gate and entrance door. There is a small area of front garden with stone wall and wrought iron railings and a pretty rockery to the side of the driveway. Through the garden gate is a useful area with stone chippings and garden path ideal for storage and a clothes line. The rear garden is enclosed by wooden fencing and cleverly designed to maximise the westerly far-reaching views. Immediately to the rear is a good sized paved patio providing an ideal space for outside dining and enjoying these views. The lower level of garden is laid to astro turf which is bordered by attractive flowerbeds with a colourful array of plants and shrubs. Alongside this is a wooden decked area with outside power points and recessed lighting, providing another special space for outside entertaining.

INTEGRAL GARAGE/UTILITY

19' x 8' 10" (5.79m x 2.69m)
Up and over door; pedestrian double glazed door to rear garden; utility area with worktop with sink and drainer with mixer taps and further cupboard; space and plumbing for washing machine and tumble dryer; site of wall mounted Ideal HE15 gas fired boiler; power points and lighting.



SERVICES

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

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

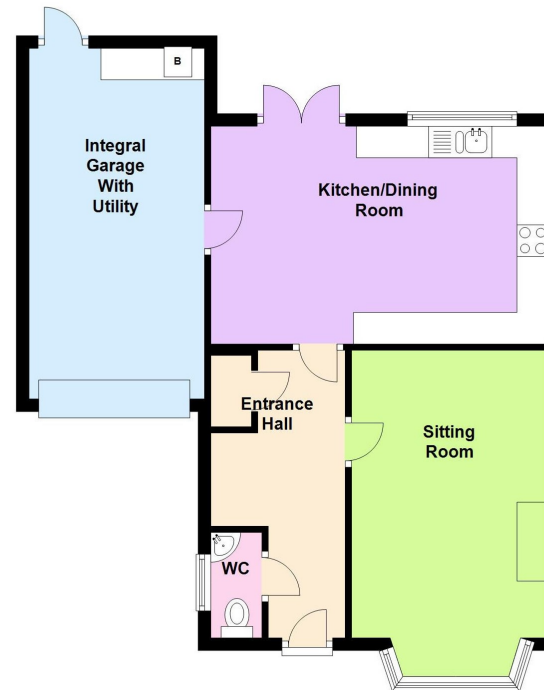
DIRECTIONS

From our Bere Alston office proceed up Fore Street away from the shops and after a short distance turn right at the crossroads signposted to Weir Quay into Pentillie Road. Continue down this road and at the junction go around to the right into this small development. Turn right again into Pentillie View and continue around the central green where the property will be found on the right after a short distance.

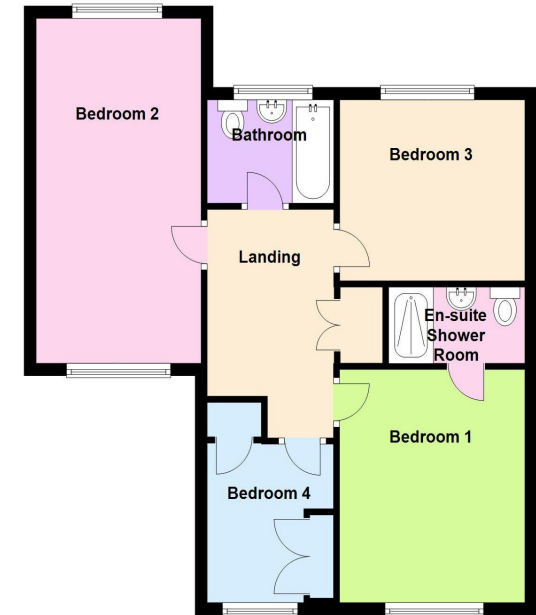
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Ground Floor



First Floor



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** PL19, PL20, EX20*