



mansbridgebalment

BERE ALSTON

£175,000



15 Bedford Street, Bere Alston PL20 7DF

SITUATION AND DESCRIPTION

Offered with no onward chain, a spacious two double bedroom end-of-terrace period house with two reception rooms, detached garage and gardens with outbuildings, conveniently situated close to the centre of this popular Devon village, within easy reach of the amenities and good transport links. The property does benefit from recently installed central heating and PVCu double glazing but would now benefit from some updating.

The well proportioned accommodation briefly comprises: vestibule, 24ft entrance hall, kitchen/breakfast room with open fire, dining room, sitting room, spacious landing, two double bedrooms and good sized bathroom. There is a rear courtyard with outside WC, utility outbuilding, workshop, detached garage and level gardens.

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:

PVCu double glazed front door leads into:

ENTRANCE VESTIBULE

Dado rail; obscure PVCu double glazed window to front; part-glazed wooden door leads into:

ENTRANCE HALL

24' 9" x 5' 8" (7.54m x 1.73m) maximum

Original balustrade staircase rises to first floor with built-in understairs storage cupboard with shelving; recess with coat hooks; built-in larder cupboard with shelving; radiator; doors into dining room, sitting room and:

KITCHEN/BREAKFAST ROOM

11' 1" x 8' 10" (3.38m x 2.69m)

Stainless steel single sink unit with drainer and storage cupboards beneath; space for cooker; space for fridge/freezer; feature tiled open fireplace with wooden mantel; built-in storage cupboard with shelving to one recess; wall hung Viessmann gas fired boiler; PVCu double glazed window to side; part-glazed wooden door to side providing access to courtyard, garage and gardens.

DINING ROOM

14' 2" x 9' 1" (4.32m x 2.77m)

Feature tiled fireplace currently housing a gas fire; built-in storage cupboards with shelving to both recesses; television point; PVCu double glazed window to rear; radiator.

SITTING ROOM

14' x 11' 9" (4.27m x 3.58m)

Feature tiled fireplace housing a modern stainless steel living flame gas fire; bookshelving to both recesses; PVCu double glazed window to front; double radiator.





FIRST FLOOR:

LANDING

14' 5" x 5' 7" (4.39m x 1.7m)

Access to loft space; multi-paned window to rear; doors to all first floor rooms.

BEDROOM ONE

15' x 13' 10" (4.57m x 4.22m)

Spacious bedroom with blocked fireplace with built-in cupboards with shelving to one recess; PVCu double glazed window to front; double radiator.

BEDROOM TWO

13' 11" x 9' (4.24m x 2.74m)

Blocked fireplace with built-in double wardrobe with hanging and storage to one recess; telephone point; PVCu double glazed window to rear; double radiator.

BATHROOM

11' 3" x 8' 8" (3.43m x 2.64m) Good sized bathroom fitted with bath with tiled surround and Triton shower over, low level WC, wall hung wash handbasin with tiled splashbacks; built-in linen cupboard with shelving; dado rail; obscure PVCu double glazed window to side; stainless steel heated towel rail; radiator.



OUTSIDE:

Immediately to the rear of the property and accessed via the kitchen/breakfast room is an enclosed courtyard with outside WC and access from here to the utility/workshop. Located behind the detached garage and workshop is an attractive level garden, totally enclosed and measuring approximately 60' x 20', mainly laid to an expanse of lawn and bordered by well-stocked flowerbeds with a colourful array of plants and shrubs.

OUTSIDE WC

4' 6" x 3' (1.37m x 0.91m)

Fitted with low level WC.

UTILITY/OUTBUILDING

11' 9" x 6' 9" (3.58m x 2.06m)

Stone built walls; power and lighting; space and plumbing for automatic washing machine; space for tumble dryer and chest freezer; matching wall hung cabinets; multi-paned window to front; wooden access door to front.

DETACHED GARAGE

17' 2" x 9' 1" (5.23m x 2.77m)

Block built with metal up and over garage door; power and lighting; window to side.

WORKSHOP

9' x 8' 7" (2.74m x 2.62m)

Located behind the garage; power and lighting; access door to side; window to rear overlooking garden.



SERVICES

Mains electricity, mains gas, mains water 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 head along Fore Street and turn first right into Bedford Street where the property will be found shortly on the left hand side as indicated by our 'For Sale' sign.

Background image for the Services, Outgoings, Viewing, and Directions sections.

BETTER *COVERAGE*, WIDER *CHOICE*
***MORE LOCAL OFFICES* than any other Estate Agent in our *AREA* ***



Total area: approx. 100.0 sq. metres (1076.0 sq. feet)

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* PL19, PL20, EX20

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