



mansbridgebalment

BERE ALSTON

£345,000







## **34 SHERRELL PARK**

**Bere Alston, PL20 7AZ**

An extended and extensively renovated detached bungalow positioned on the edge of a crescent of similar properties.

3 Double Bedrooms

Master Bedroom with En-Suite

Open Plan Living Area

South Westerly Rear Garden

Panoramic Views of the Tamar Valley

Integral Garage



**£345,000**



**19 Fore Street  
Bere Alston  
Devon  
PL20 7AA**

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## SITUATION AND DESCRIPTION

An extended and extensively renovated detached home which has a level south westerly rear garden enjoying distant panoramic view over the beautiful Tamar Valley and the Bere Peninsula. Positioned on the edge of a crescent of similar properties which is within easy reach of shops, doctors surgery, pharmacy, post office, bus stops and the incredibly useful Tamar Valley train station which connects to Plymouth in around 20 minutes.

The bungalow benefits from a new energy efficient and mains gas boiler, further insulation measures and PVCu double glazed windows. Light pours into the living areas which all connect to the rear garden while looking out over the views which add a sense of space. The master bedroom has an en-suite and picture window looking out to the gardens and vista. The home offers versatile living areas ideal for entertaining and the second bedroom, which was original a sitting room before the extension, could be used differently as a winter snug.

To the front is a brick paved driveway in front of the integral garage which has a purpose built utility area and door into a boot room with wall cupboards. There is a front garden with a gently sloped path up to the entrance and side elevation gate around the back of the property. The accommodation comprises hallway, garden lounge, kitchen/dining/living room, utility area, boot room, bath and shower room, master bedroom with en-suite shower room and two further 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:

### **HALL**

11' 4" x 3' 8" (3.45m x 1.12m)

PVCu double glazed entrance door; loft access; radiator; doors off.

### **KITCHEN/DINING/LIVING**

27' 7" x 10' 0 (max)" (8.41m x 3.05m)

PVCu double glazed doors to the rear garden, and PVCu double glazed window to the side; fitted kitchen and integrated AEG induction hob and extractor hood over; integrated AEG dishwasher and a further integrated fridge/freezer; carousel corner shelving; sink with drainer and mixer tap; T.V. point; radiator; breakfast bar with space for stools; storage cupboard; openings to sun lounge and door to boot room.





### **GARDEN LOUNGE**

20' 2" x 11' 8" (6.15m x 3.56m)

PVCu double glazed windows and doors to the gardens and views; double glazed skylight; radiator; T.V. point.

### **BOOT ROOM**

8' 0" x 4' 0" (2.44m x 1.22m)

Radiator; wall cupboards; doors off.

### **INTEGRAL GARAGE**

16' 7" x 10' 2" (5.05m x 3.1m)

Fibreglass up-and-over door; eaves storage; power and lighting.

### **UTILITY AREA**

Fitted worktops; tiled splashback; space for washing machine and tumble dryer; sink; site of wall mounted Baxi 600 combi (mains gas).

### **MASTER BEDROOM**

13' 0" x 11' 9" (3.96m x 3.58m)

PVCu double glazed window to the views and rear garden; PVCu double glazed window to the side; radiator; T.V. point; door to:

### **EN-SUITE**

7' 2" x 4' 7" (2.18m x 1.4m)

PVCu double glazed window to the side; walk in shower; wash hand basin; low level w.c; heated towel rail.

### **BATH/SHOWER ROOM**

10' 5" x 7' 6" (3.18m x 2.29m)

PVCu double glazed window to the side; walk in shower; panelled bath; wash hand basin; low level w.c; heated towel rail.

### **BEDROOM TWO/SNUG**

12' 9" x 10' 1 extending to 12'0" (3.66m)" (3.89m x 3.07m)

PVCu double glazed window to the front; radiator; chimney breast.

### **BEDROOM THREE/STUDY**

10' 5" x 10' 0" (3.18m x 3.05m)

PVCu double glazed window to the front; radiator.

### **OUTSIDE**

The property is approached from a brick paved driveway flanked by a level lawn and boundary wall with recently planted laurel hedge. A pedestrian gate provides access to the rear garden where there is a level lawn and seating terrace which enjoys the views and south west aspect. The garden borders fields and looks over the surrounding landscape and across the Tamar Valley. There is a Devon Bank on two sides of the boundary and further fencing making the garden private.





### SERVICES

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

### OUTGOINGS

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

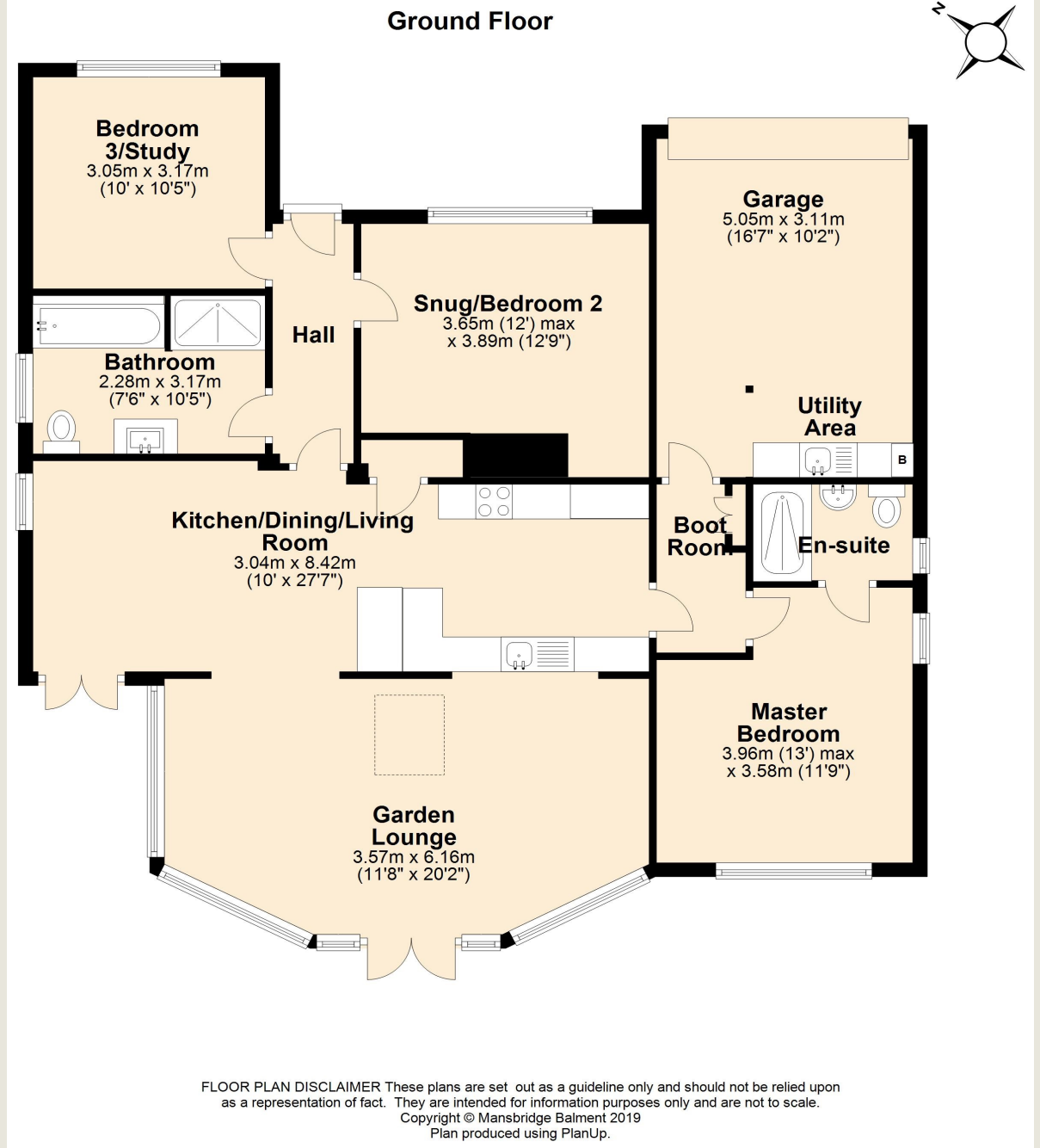
### VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

### DIRECTIONS

From our Bere Alston office proceed along Fore Street between the shops and onto Station Road heading toward the railway station. Turn left into Lockeridge Road and follow to the end and turn left into Maynard Park. After turning into this road turn immediately right into Sherrell Park. Continue down the road and around the left hand sweeping bend. The property will be found on the right as marked by a Mansbridge Balment for sale sign.







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19 FORE STREET • BERE ALSTON • DEVON • PL20 7AA  
Tel: 01822 840606  
E: [berealston@mansbridgebalment.co.uk](mailto:berealston@mansbridgebalment.co.uk)



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\* PL19, PL20, EX20