



mansbridgebalment

BERE ALSTON

OIEO £285,000



33C MAYNARD PARK

Bere Alston, PL20 7AR

This beautifully presented three bedroom detached home is situated on a no-through road within this pretty village and just a short walk from the train station offering an excellent connection to Plymouth.

Enclosed Private Gardens, perfect for outdoor dining and entertaining

Off-Road Parking and Integral Garage

Located within an Area of Natural Beauty

Versatile Accommodation

OIEO £285,000



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

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

A three bedroom detached bungalow which forms part of a small development of four similar homes, situated in a no-through road within Bere Alston which is located in an Area of Outstanding Natural Beauty.

The bungalow is a short walk to the train station which connects to Plymouth, local shops, bus stops and doctors while being approximately a 15 minute drive to both Tavistock and Yelverton.

The property offers an enclosed private garden to the rear and off-road parking for two cars in front of an integral garage with remote sensor up and over door. The three bedroom accommodation is versatile and could be utilised as a two bedroom residence with the master bedroom reinvented as a front sitting room with then a further kitchen/dining/living room at the rear with French doors to the garden, ideal for entertaining. The home benefits from mains gas central heating and modern standards of energy efficiency and there is loft access via hatch with pull down ladder. Built of traditional, cavity blockwork elevations, rendered externally and finished in Cornish Cream paintwork beneath a pitched, concrete tiled roof, the bungalow is finished with some natural stone detailing.

The accommodation comprises hall with connection door to the garage utility area, kitchen/dining/living room, bathroom and three bedrooms one of which could be used a front sitting room as mentioned. The property benefits from the remainder of a Ten Year Home Warranty.

The property is approached from a sloped tarmac driveway flanked by flowerbeds which leads to the garage with remote sensor door and internal door into the hall. To the side elevations are paths which provide access to the rear garden and entrance door. The rear garden is laid mainly to lawn and enclosed by natural borders and gabion banks. There is a paved seating area which is adjacent to the French doors from the kitchen/dining/living room which is ideal for a table and chairs for entertaining. The gardens are private and away from the main thoroughfare.

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:





ENTRANCE DOOR

HALLWAY

KITCHEN/DINING/LIVING ROOM

24' 6" maximum x 11' 3" maximum (7.47m x 3.43m)

BEDROOM ONE

14' 11" maximum x 12' 7" into bay (4.55m x 3.84m)

BEDROOM TWO

11' 7" x 8' 4" (3.53m x 2.54m)

BATHROOM

BEDROOM THREE

9' 0" x 6' 0" (2.74m x 1.83m)

GARAGE

18' 6" x 8' 10" (5.64m x 2.69m)





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

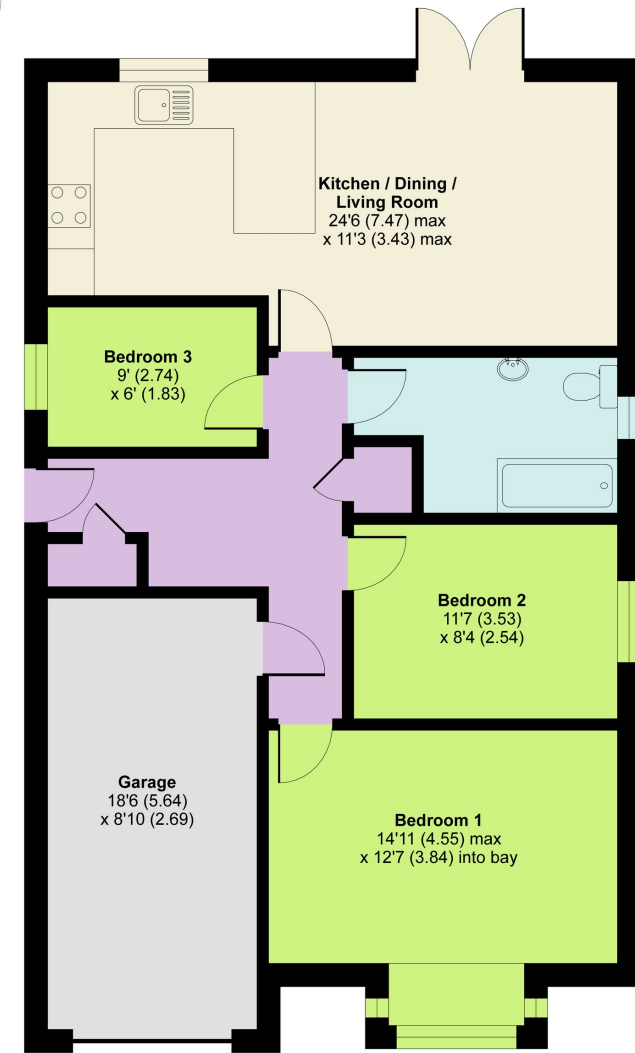
From our Bere Alston Office proceed along Fore Street passing between the shops and continue onto Station Road. After a short distance turn left into Lockeridge Road. Follow this road to the end and turn left into Maynard Park. Continue to the T-junction and turn left again, the property will be found on the left as the road bends to the right.



Maynard Park, Bere Alston, Yelverton, PL20

Approximate Area = 967 sq ft / 89.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Mansbridge Balment. REF: 736221

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



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TAVISTOCK • YELVERTON • BERE PENINSULA
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*** PL19, PL20, EX20**