

LOT  
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60 Broad Park Road, Bere Alston, Yelverton, Devon PL20 7DU

\*GUIDE PRICE £230,000+



A four bedroom detached chalet bungalow set in the village of Bere Alston, now requiring some updating.

#### DESCRIPTION

A four bedroom detached chalet bungalow situated on a generous plot in the popular village of Bere Alston. Retaining much of the original character, the property was rebuilt by the current owners and offers four double bedrooms, spacious living accommodation and a fully enclosed rear garden. The property boasts a large garage/workshop and extensive parking.

#### LOCATION

Bere Alston is a small village offering a wide range of facilities such as shops, a post office, doctors' surgery, chemist and Bere Alston Primary School. The Tamar Valley railway line links Bere Alston to Plymouth in 20 minutes, with connections from there to London. The thriving market town of Tavistock is approximately a five mile drive away providing additional facilities including supermarkets, schooling and much more.

#### ACCOMMODATION

**Ground Floor** Entrance hallway, living room, dining room, kitchen/breakfast room, two bedrooms and a family bathroom.

**First Floor** Two bedrooms with the master bedroom benefitting from an en-suite bathroom.

**Outside** Generously sized garden mainly laid to lawn, with a mixture of shrubs and trees within the boundary. We understand from the vendor that Japanese Knotweed has previously been identified on the driveway.

**Garage** The property also features a garage/workshop with parking for up to six vehicles.

#### NOTE

The Pro Map shown is for approximate identification purposes only and is not to scale. Crown Copyright reserved. Measurements have been made using the Promap mapping system at 0.261 acres/0.106 hectares. Interested parties must make and rely upon their own measurements.

#### EPC

Energy Efficiency Rating – C

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.

