

LOT
29

10 and 12 Station Road, Bere Alston, Yelverton, Devon PL20 7EJ

***GUIDE PRICE £100,000+**



A charming conversion opportunity situated in the heart of the village with planning already in place for two residential dwellings.

LOCATION

Bere Alston is situated on the Bere Peninsular and offers a range of local facilities and amenities including village shops, post office, public house, primary school, bus services to Tavistock and train services to Plymouth.

DESCRIPTION

A charming opportunity to acquire a one bedroom cottage and former blacksmiths situated in the heart of the village of Bere Alston. Planning permission is already in place for the creation of a one bedroom cottage and a three bedroom cottage both with associated gardens and parking.

PROPOSED ACCOMMODATION

No. 12

Ground Floor Open plan lounge/kitchen/diner.

First Floor Landing, bedroom and bathroom.

No. No. 10

Ground Floor Entrance hall, kitchen/diner, living room, master bedroom with en-suite bathroom, WC.

First Floor Landing, two further bedrooms and family bathroom.

Outside Both properties will have the benefit of associated gardens and car parking.

PLANNING

A Grant of Conditional Planning Permission was issued by West Devon Borough Council, under application number 2787/16, on the 9th October 2017 for 'Change of use and conversion of buildings to 2 dwellings'. Interested parties must make and rely upon their own planning enquiries of West Devon Borough Council

EPC

Energy Efficiency Rating – TBC

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Countrywide Property Auctions 01395 275691 (weekdays); Fulfords Tavistock 01822 616121 (weekends).

