



BERE ALSTON

Offers Over **£550,000**

Four Bedroom Detached Chalet Bungalow

 4 Bedrooms

 4 Bathrooms

 3 Reception Rooms

 EPC Rating: C (74)


MILLER
TOWN & COUNTRY



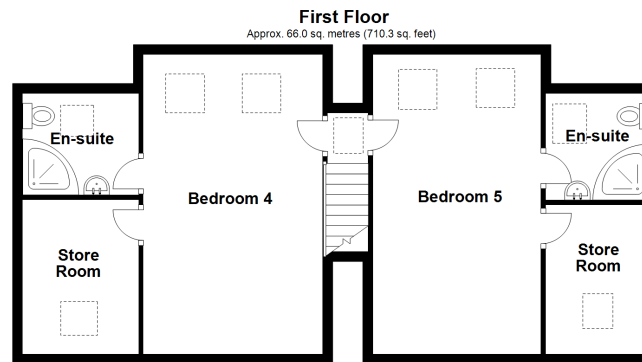
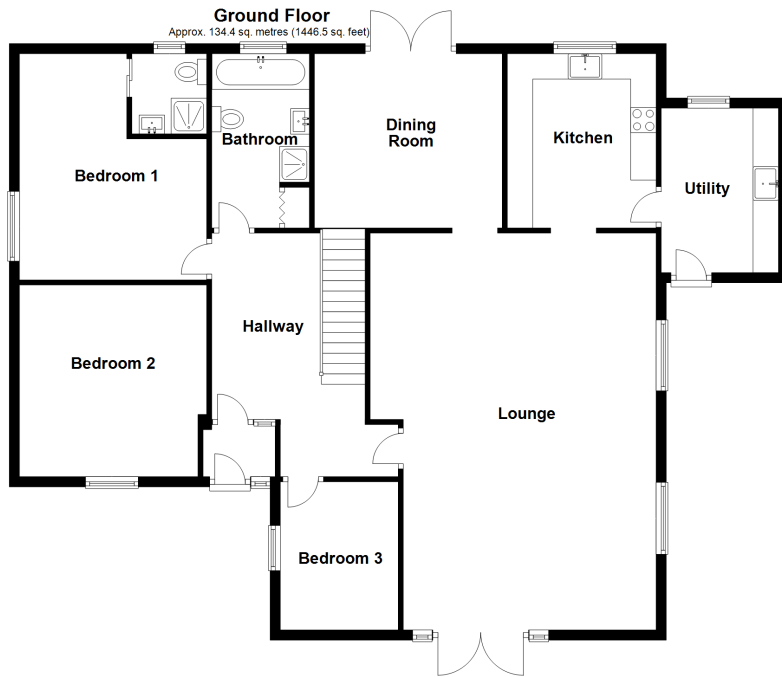
- » Peaceful Private Spot
- » 4 Double Bedrooms & Study
- » 3 Ensuite Bathrooms
- » Spacious Living/Dining Room
- » Garden Room
- » Beautiful Manageable Gardens
- » Ample Parking & Large Garage
- » Viewing Highly Recommended!

The Property

In a private spot behind wooden gates just off a popular road in Bere Alston this immaculate four-bedroom detached chalet bungalow is much more than meets the eye. As you enter the hallway you instantly notice the natural light coming from all angles, and the sense of space continues throughout both floors. The living room/dining room which had been extended by previous owners is over 25" x 18" and has patio doors overlooking the front. At the rear is a smaller garden room next door to a compact modern kitchen and utility room beyond, all of which has the potential to be opened up to create a larger kitchen overlooking the gardens subject to the necessary permissions. There are two double bedrooms, one serviced by an ensuite, and a modern family bathroom on the ground floor, as well as a perfect space for a study. Upstairs into the eaves but with plenty of head height, are two large double bedrooms both with ensembles and walk-in-wardrobes. Multiple Velux windows provide plenty of natural light and airflow in the summer months.

Services: Mains electricity, gas, water, sewerage.
Solar panels.

Council Tax Band: E



Total area: approx. 200.4 sq. metres (2156.8 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Accommodation

Ground Floor

Bedroom 4 11'11" x 12'03"

Bedroom 3 14'06" x 12'00"

Ensuite 5'02" x 5'01"

Bathroom 6'04" x 11'02"

Study 6'02" x 9'07"

Living/Dining Room 25'04" x 18'10"

Garden Room 12'00" x 11'03"

Kitchen 11'03" x 9'06"

Utility Room 11'04" x 5'09"

First Floor

Bedroom 1 11'06" x 19'03"

Walk-in Wardrobe 6'11" x 9'09"

Ensuite 6'08" x 6'08"

Bedroom 2 10'10" x 19'03"

Walk-in Wardrobe 7'03" x 9'05"

Ensuite 6'10" x 6'07"

Outside

Garage 13'03" x 29'11"

The peaceful garden at the back has a large copper slate patio area overlooking a small lawn with gravel paths and colourful mature plants, and an Acer in the surrounding beds. There is a further raised patio with a pergola covered by a beautiful white clematis when in bloom. The gardens continue to the sides with raised beds used as a veg plot. There is a garden shed and a store on the back of the garage, and a glass potting shed. At the front, surrounding a gravelled garden with mature shrubs and trees, there is a tarmacked drive with parking for multiple vehicles and access to the large garage.



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VIEWING:

Strictly through the vendor's sole agents
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Council Tax Band: E

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