



Claremont



STAGS

Claremont 2 Station

, Bere Ferrers, Devon, PL20 7JT

River Tavy/Village Centre 0.5 miles • Weir Quay/River Tamar
1.9 miles • Tavistock 8.5 miles • Plymouth 15 miles

A three-bedroom semi-detached home which has recently been refurbished to a high standard, set in the sought-after village of Bere Ferrers

- 3 Bedroom Semi-detached Home
- 1 Family Bathroom & 1 En-Suite
- Rear Kitchen/Diner Extension
- Recently & Tastefully Renovated
- Character Features Throughout
- Large Driveway & Single Garage
- Well Proportioned Rear Garden
- Complete Onward Chain
- Freehold
- Council Tax Band: D

Guide Price £425,000

SITUATION

This property is located in the heart of the highly desirable, peaceful village of Bere Ferrers. The village is served by a pub and community shop, and benefits from an absence of through traffic. The area is sought-after by those with an interest in sailing and other water sports, with the nearby hamlet of Weir Quay providing a boatyard and moorings, there is also a train station and bus connections within Bere Ferrers. One stop in the other direction, the neighbouring village of Bere Alston offers further amenities, including two mini-markets, a post office, butchers, hairdressers, primary school, doctor's surgery and pharmacy.

DESCRIPTION

This newly renovated three bedroomed semi-detached home offers modern living with plenty of space for the whole family. The property features a stylish family bathroom as well as a private en-suite to the master bedroom. A thoughtfully designed rear extension has created a bright and spacious kitchen-diner, perfect for both everyday living and entertaining. The home enjoys lovely views, a large driveway with ample parking, and a garage for additional storage or vehicle use.



ACCOMMODATION

You are welcomed into this beautifully presented home through a charming front door framed with stained glass windows, which fill the hallway with light. To the right, the staircase rises neatly along the wall. On the left, you will find a cosy sitting room featuring a bay window and an attractive fireplace housing a wood burner, creating a perfect spot for relaxation. Opposite, there is a convenient under-stairs cloakroom/WC. At the rear of the property lies the impressive open-plan kitchen-diner, the true heart of the home. A central island with inset sink provides both workspace and a social hub, complemented by an excellent range of cupboards and cabinets with space for an American-style fridge freezer.

The extension to the rear creates a bright and spacious dining area, with sliding doors opening directly onto the decking and rear garden, ideal for entertaining and family gatherings. Off the kitchen is a practical utility room, housing the washing machine and combi boiler. From here, you can access the garage, which is fitted with spotlights and features an electric up-and-over door. Upstairs, a generous landing leads to three well-proportioned bedrooms. To the front is Bedroom Two, while Bedroom Three sits to the rear. The family bathroom is centrally located, fitted with modern finishes. Completing the first floor is the impressive master bedroom, benefitting from built-in wardrobes and a stylish en-suite shower room.

OUTSIDE

To the front, the property enjoys a good-sized driveway, providing ample off-road parking, alongside attractive raised beds framed by wooden sleepers. The rear garden is a fantastic feature, offering a mix of lawn and decking with plenty of space for relaxation and family activities. It also includes a shed, a pond, and a chicken run towards the end of the plot. The garden backs directly onto open fields, giving lovely views and a sense of privacy.

SERVICES

All mains services are connected with gas-fired central heating throughout. Superfast broadband is available. Limited mobile voice/data services are available with EE, O2 and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendors' sole agent, Stags. The What3words reference is ///manage.exact.forms



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

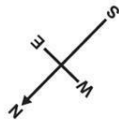


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

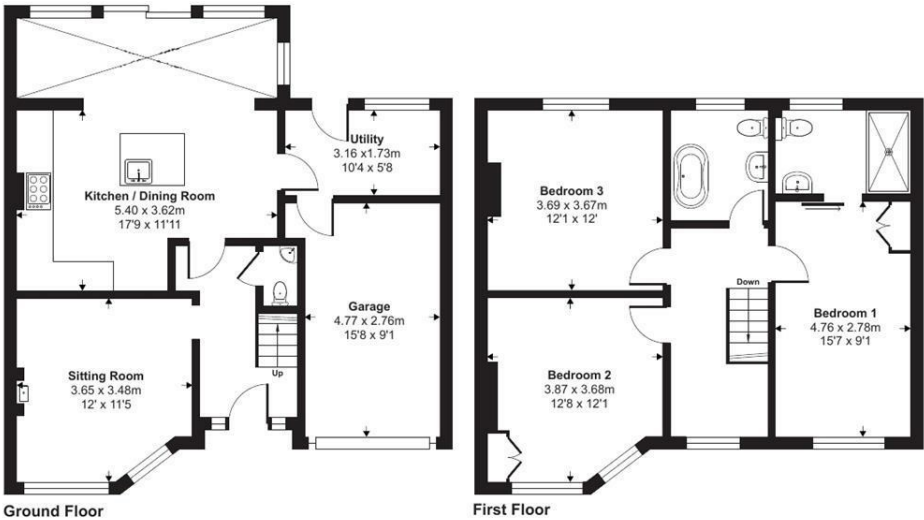
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Approximate Area = 1228 sq ft / 114 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1373 sq ft / 127.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1359762