





Village Centre 300 yards • Bere Alston
Train Station 0.5 miles • Tavistock 7 miles
• Plymouth 13 miles • What3words
reference: //forecast.cuddling.perplexed •
For detailed directions contact the office.

A 3/4 bedroom semi-detached home, with well proportioned rooms and wrap-around gardens with the added benefit of being offered to the market with no onward chain.

- 3/4 Bedroom Semi-detached Home
- Located in Bere Alston
- Modernised Kitchen
- Separate Utility Room
- Generously Sized Rooms
- Large Wrap-around Gardens
- Plenty of On-street Parking
- No Onward Chain
- Freehold
- Council Tax Band: B

SITUATION

This property is located in the heart of the village of Bere Alston, within walking distance of all local amenities. Bere Alston, a charming popular village located in the picturesque countryside of rural West Devon is well-served by local amenities including, a Primary School, GP Surgery with connection to a Pharmacy, a Co-op mini market, butchers, post office, Café and Pub. The village also benefits from a direct 25-minute rail service to Plymouth City Centre. Bere Alston forms a hub of an area known as the Bere Peninsula, created by the confluence of the rivers Tamar and Tavy, which itself falls within the Tamar Valley National Landscape. Bere Alston is ideally situated for exploring the Devon/Cornwall borders, offering superb opportunities to discover the region's rich heritage. The thriving market town of Tavistock is only a few miles away, offering a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly.

DESCRIPTION

An excellent opportunity to acquire a spacious 3/4-bedroom semi-detached home, situated in the popular and well-connected village of Bere Alston. Occupying a generous plot, the property enjoys wrap-around gardens, providing a high degree of privacy and scope for landscaping or further development, subject to the necessary consents. The accommodation is well-proportioned throughout, with generously sized rooms offering versatility for family living or those seeking additional space to work from home. The property is presented to the market with no onward chain, allowing for a straightforward and timely purchase. This property offers significant potential to create a superb family home in a desirable village location within easy reach of local amenities, transport links, and the surrounding countryside.

ACCOMMODATION

The property is entered via a storm porch, leading into a welcoming hallway. Immediately to the left is a bright and spacious sitting room, featuring two large windows that flood the space with natural light and an electric fireplace providing a focal point. The sitting room has dual access, connecting both to the hallway and directly into the kitchen. The modern kitchen is fitted with stylish grey units, wooden worktops, a Hisense oven, and a Neff induction hob, offering both function and contemporary appeal. Just beyond the kitchen is a utility room, complete with sink and washing machine, with doors at either end providing access to the front and rear gardens. From the hallway, there is access to a boiler room, housing a combi boiler and convenient storage

space for coats and shoes. A cloakroom/WC is located further along the hall, and at the end of the corridor lies a versatile potential fourth bedroom or study, ideal for home working or guest accommodation (subject to any consents or approvals). A spacious landing provides access to all first-floor rooms. Immediately to the right is the family bathroom, comprising a bath with shower over and a generous linen cupboard for storage. The master bedroom and second bedroom are located at the rear of the property, both of which are good-sized doubles, with bedroom two benefiting from built-in wardrobes. To the front of the home is the third bedroom, which overlooks the front garden and the green space at the heart of Drakes Park.

OUTSIDE

The property sits within wrap-around gardens to the front, side, and rear, featuring a range of mature shrubs and planting that offer colour and privacy throughout the year. To the rear, there is a paved patio area and washing line, ideal for outdoor dining and practical use. The green opposite provides a pleasant and open outlook from the front of the home, enhancing the sense of space and community within Drakes Park.

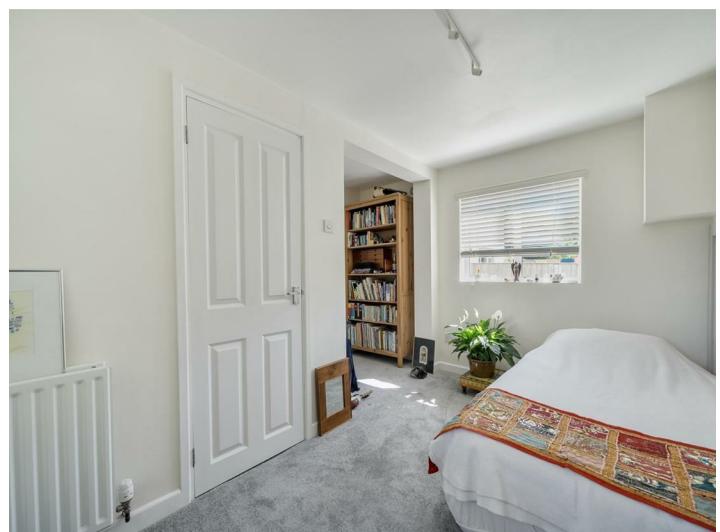
SERVICES

Mains supplied services are connected, with gas-fired central heating throughout. Superfast broadband is available, and good mobile voice/data services are available through O2 (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

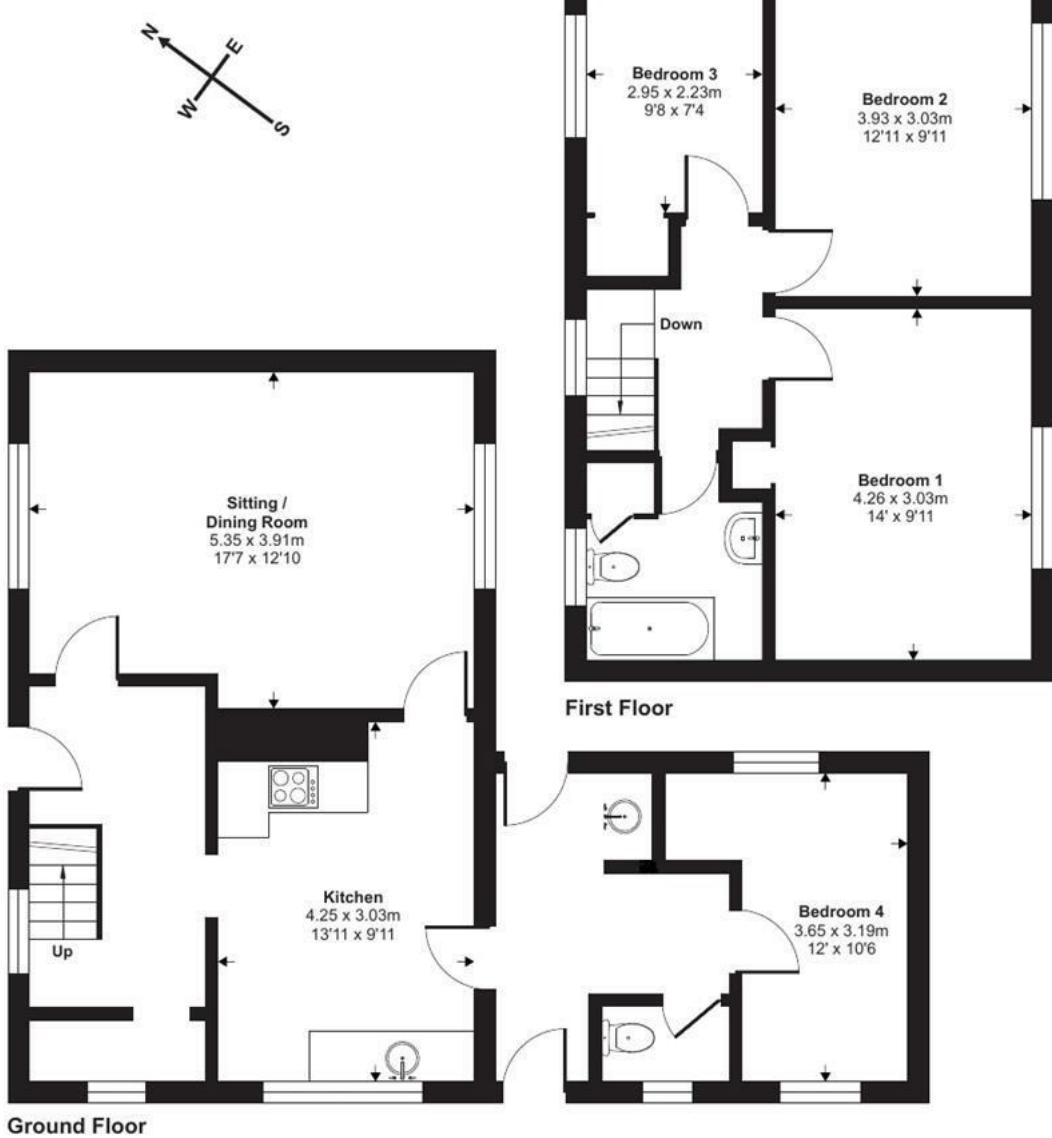
1. We understand that the rear extension is of single-skin construction, and interested parties are therefore advised to seek personalised, specialist advice as to whether they could mortgage the property, if necessary.
2. Outline planning consent was granted by West Devon Borough Council under application reference 4043/17/OPA for the construction of a new dwelling in the property's garden. The consent has now lapsed.

Guide Price £290,000



Approximate Area = 1150 sq ft / 106.8 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). ©nchecom 2025. Produced for Stags. REF: 1323615

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			
(A) plus	A		
(B)	B		
(C) (D)	C		
(D) (E)	D		
(E) (F)	E		
(F) (G)	F		
Not energy efficient - higher running costs			
(G)	G		
England & Wales		EU Directive 2002/91/EC	2021

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