



mansbridgebalment

BERE ALSTON

£175,000



2 Trinity Close, Bere Alston PL20 7BD

SITUATION AND DESCRIPTION

An end plot semi-detached bungalow with distant rear aspect views over the village and Tamar Valley, situated at the head of a cul de sac a short convenient distance from the shops, bus stop and open countryside in this Area of Outstanding Natural Beauty.

A two bedroom bungalow built, we understand, in the 1960's in the traditional manner under a tiled roof. The property is light and airy and benefits from PVCu double glazed windows and a gas flame fireplace in the sitting room. There is a useful driveway leading to an attached single garage on the side elevation plus a front and rear garden with level lawns and established shrubs for privacy. The balanced accommodation comprises a good size porch, hall, sitting room, kitchen/breakfast room, shower room and two bedrooms. A desirable feature of this property are the views from the rear garden and rear windows which look over the neighbouring roof tops towards the Tamar Valley countryside and Cornish hills.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Driveway leads to entrance door into:

PORCH

13' 5" x 4' 0" (4.09m x 1.22m)

Windows to side and rear with further door to garden; PVCu double glazed doors to kitchen and into the hall.

HALL

12' 4" x 3' 6" (3.76m x 1.07m)

Electric storage heater; airing cupboard with hot water tank and slatted laundry shelves; consumer unit; doors off.

SITTING ROOM

14' 10" x 10' 0" (extending to 12'0") (4.52m x 3.05m)

PVCu double glazed window to the front garden; electric storage heater; Valor gas fire; television point; telephone point.

KITCHEN/BREAKFAST ROOM

10' 5" x 7' 5" (extending to 10'3") (3.18m x 2.26m)

PVCu double glazed window to side and rear with views over the Tamar Valley; fitted kitchen cupboards and worktop; space and plumbing for washing machine, cooker, fridge and freezer; PVCu double glazed door to porch.





BEDROOM ONE

11' 6" x 11' 0" (3.51m x 3.35m)

PVCu double glazed window to the front garden; electric storage heater.

BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m)

PVCu double glazed window to rear garden and views over the Tamar Valley; electric storage heater.

SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Obscured PVCu double glazed window to rear; low level WC; pedestal wash basin; shower cubicle with MIRA Sport shower; extractor fan.

OUTSIDE

The property is approached from a driveway providing off road parking for two cars which in turn leads to the single garage and entrance door. There is a front garden with has a level lawn, bordered with established shrubs and plants. The rear garden is mainly laid to lawn and enjoys the views over the surrounding landscape. There is also a storage area and a cold water tap for watering plants and flower pots.

GARAGE

15' 10" x 8' 0" (4.83m x 2.44m)

Metal up and over door; mains power points and lighting.



SERVICES

Mains water, electric storage heaters and mains drainage. (Gas mains available in road.)

OUTGOINGS

We understand this property is in band 'C' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

DIRECTIONS

From our Bere Alston office on Fore Street head away from the shops toward Bere Ferrers and Weir Quay. After a short distance turn right into Marythorne Road and then left into Trinity Close. The property is the first bungalow on the right.

Ground Floor



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* Source Rightmove