



mansbridgebalment

BERE ALSTON

£152,500



The Exchange, Bedford Street, Bere Alston PL20 7DF

SITUATION AND DESCRIPTION

Offered with no onward chain, a well presented two double bedroom two bathroom South facing single storey detached home. The property benefits from small low maintenance gardens, south facing veranda, valuable off road parking and is situated close to the village centre and within easy reach of the amenities and good transport links.

The property is of historical interest being formerly the village telephone exchange and its accommodation briefly comprises large 32' open plan kitchen/living/dining room, utility, side hallway, two double bedrooms (master ensuite) and modern shower room. The property also benefits from gas fired central heating and PVCu double glazing throughout.

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:

Obscure PVCu double glazed front door leads into:

OPEN PLAN KITCHEN/LIVING/DINING ROOM:

32' 2" x 10' 9" (9.8m x 3.28m) maximum

KITCHEN AREA

13' 4" x 10' 3" (4.06m x 3.12m)

Fitted with a matching range of wall and base cabinets with contrasting roll top worksurfaces and tiled splashbacks; inset stainless steel single sink unit with mixer tap and drainer; built-in Cata stainless steel oven and grill with inset Firenzì four ring gas hob above and concealed extractor fan over; space for undercounter fridge and freezer; breakfast bar; recessed spotlighting; laminate flooring; PVCu double glazed window to side; double radiator.

LIVING/DINING AREA

18' 10" x 10' 9" (5.74m x 3.28m)

Wall mounted coal effect electric fire; television point; telephone point; recessed spotlighting; two PVCu double glazed windows to side.

UTILITY

8' 7" x 3' 4" (2.62m x 1.02m)

Roll top worksurface with space and plumbing for automatic washing machine beneath; shelving; wall cabinet; wall hung Worcester gas fired combination boiler; laminate flooring; PVCu double glazed window to side.

SHOWER ROOM

14' x 3' 3" (4.27m x 0.99m)

Fully tiled and fitted with a modern white suite comprising tiled shower cubicle housing a chrome Tritan thermostatic shower, low level WC, pedestal wash handbasin; shaver point; built-in storage cabinet with shelving; recessed spotlighting; extractor fan; tiled flooring; obscure PVCu double glazed window to side; stainless steel heated towel rail.





SIDE HALLWAY

Recessed spotlighting; PVCu door to side providing access to patio garden; double radiator; doors to bedroom two and into:

BEDROOM ONE

11' 1" x 10' 1" (3.38m x 3.07m)

Light and airy dual aspect bedroom with PVCu double glazed windows to both side and rear aspects; radiator; doors leads into:

ENSUITE SHOWER ROOM

10' x 3' 1" (3.05m x 0.94m)

Fully tiled and fitted with a modern white suite comprising tiled shower cubicle with chrome thermostatic shower, low level WC, wall hung wash handbasin; mirror fronted cabinet; extractor fan; obscure PVCu double glazed window to rear; tiled flooring; stainless steel heated towel rail.

BEDROOM TWO

11' 2" x 11' 1" (3.4m x 3.38m)

Access to loft space; television point; deep walk-in wardrobe (measuring 9' x 3' 3") with hanging and storage; PVCu double glazed window to side; double radiator.



OUTSIDE:

To the front there is valuable off-road parking for one vehicle. From here steps lead up to a part covered South facing veranda (measuring approximately 20' x 11'), totally enclosed by a wooden balustrade and fencing to the side, providing an ideal space for outside dining and enjoying the sunshine. Gated pathways lead to both sides of the property.

To one side and running the full length of the property is a patio garden approximately 10ft wide, bordered by a raised flowerbed.

AGENT'S NOTE

The neighbouring property has a right of way over the side garden in order to gain access to their rear garden.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 840606.

DIRECTIONS

From our Bere Alston office proceed towards the Edgcumbe Arms passing through the shops and turn right into Bedford Street. Continue up the hill and the property will be found on the left hand side as indicated by our 'For Sale' sign.



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* Source Rightmove