



BERE ALSTON
OFFERS OVER £170,000



63 Pilgrims Drive, Bere Alston, Yelverton, PL20 7DB

SITUATION AND DESCRIPTION

A spacious two-bedroom terraced property situated in this peaceful cul de sac location off a small private road, within the popular village of Bere Alston. The cul de sac is conveniently located near to the village centre and a short walk to the great local amenities.

Approached from the front, a path with shallow steps ascends through a predominantly lawn garden to the front door. The front door opens to an entrance hall with ascending staircase and a door opening to the living room. An opening from the living room leads to a good-sized modern kitchen/diner where a door opens to the rear garden.

Upstairs a landing leads to two double bedrooms (the master which is a particularly good size with built in wardrobes, and a shower room/wet room).

The rear garden is a nice feature of the property, laid to patio and lawn areas with an attractive Devon bank forming the rear boundary. The garden continues along the rear of the terrace where a pedestrian gate opens to a parking area for two cars which are owned by the property.

The property also benefits from PVCu double glazing and economy heating. Gas is also fitted in the property should a new purchaser wish to install gas central heating.

This tranquil Devonshire village has been labelled a World Heritage Site and is perfectly positioned away from main roads. The village offers a rare local railway station which forms part of the Tamar Valley Line, connecting to the waterside village of Bere Ferrers and Calstock plus onto Plymouth City in around 20 minutes. There are also several shops including a post office stores with local bakery, two small supermarkets, butchers, hairdressers, café/restaurant, takeaway, pharmacy, doctors' surgery, primary school, public house, bus services and a garage with petrol station.

Bere Alston is 15 minutes by car from both Tavistock and Yelverton and approximately one hour from Exeter. The surrounding fields of the village are peppered with public footpaths which have beautiful walks and views of the Tamar River and surrounding countryside. The Bere Peninsula is formed by the Rivers Tavy and Tamar creating a special secluded area steeped in history. Due to the rivers there are also public slipways and boat yards at Bere Ferrers and Weir Quay along with a gig club and excellent outdoor pursuit facilities.

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:





GROUND FLOOR

ENTRANCE

LIVING ROOM

11'5" (3.48) x 15'8" (4.78) max

FIRST FLOOR

LANDING

BEDROOM ONE

11'5" x 15'8" (3.48m x 4.78m)

BEDROOM TWO

11'1" x 8'2" (3.38m x 2.5m)

SHOWER/WET ROOM



SERVICES

Mains water, gas, electric, drainage.

EPC RATING 48 Band E

OUTGOINGS

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

VIEWINGS

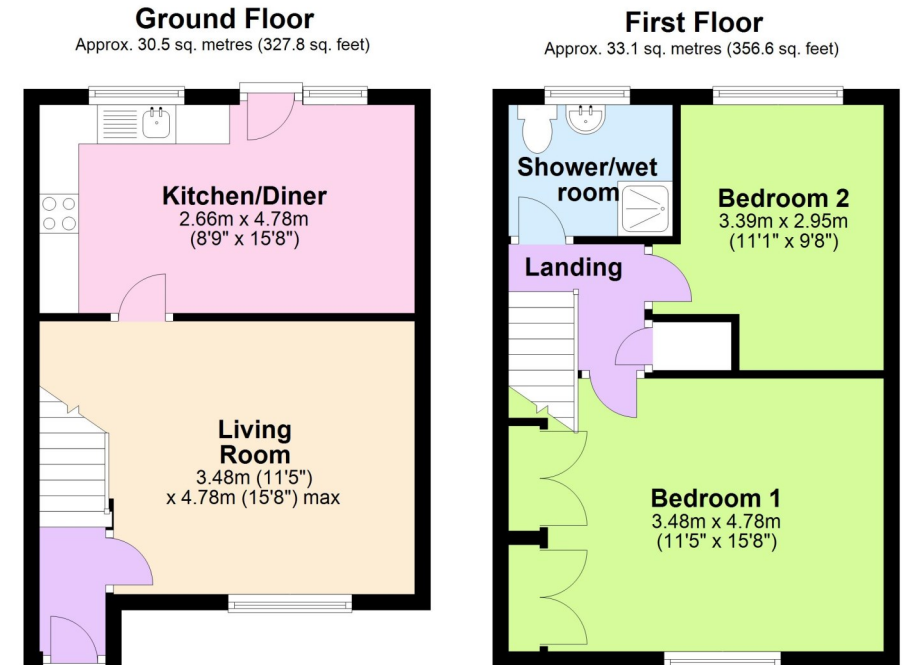
By appointment with MANSBRIDGE BALMENT ON 01822 840606

DIRECTIONS

From the Bere Alston office proceed towards the Edgcumbe Arms and turn right up Bedford Street. Continue up the road and turn right into Pilgrim Drive. Follow the road around to the right passing the turning to St Andrews Close and then take the next left-hand turn into Pilgrim Drive. Continue to the end of the cul de sac turning left into the private road where the property is located on the left-hand side.

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Total area: approx. 63.6 sq. metres (684.4 sq. feet)

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Plan produced using PlanUp.

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TAVISTOCK • YELVERTON • BERE PENINSULA
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*** PL19, PL20, EX20**