



Pilgrim Court, Yelverton
£170,000

Chase 
Buchanan

2 Pilgrim Court

Bere Alston, Yelverton, PL20 7HU

Welcome to this immaculately presented 2-bedroom residence nestled in the tranquillity of a quiet cul-de-sac in the charming village of Bere Alston. Step into contemporary living with a semi-open plan kitchen and living area, seamlessly combining functionality with modern aesthetics.

The heart of this home boasts a brand-new kitchen, creating a stylish focal point for culinary endeavours. The property exudes a fresh ambiance with new carpets throughout, complementing the sleek and modern interior design. The exterior received a facelift in 2023, showcasing a freshly repainted facade that adds to the property's overall curb appeal.

To the front and rear you'll find fenced courtyards, providing private and secure outdoor spaces. Perfect for children, pets, relaxation or entertaining guests, the courtyards are enhanced by meticulous landscaping, ensuring a serene environment. Additionally, the front courtyard features a recently installed large shed, offering ample storage space and practicality.

Practicality meets convenience with allocated parking, making daily life effortless. The property is within moments of local amenities, making it easy to enjoy the best the village has to offer.

Not only does this home boast contemporary and modern aesthetics, but it also prioritises efficiency. Experience comfort year-round with new efficient heating recently installed. The property is presented in immaculate standard, a testament to the care and attention lavished upon it.





- Quiet Cul-de-sac
- New Kitchen
- Allocated Parking
- Exterior repainted 2023
- Front & Rear fenced gardens / courtyards
- New carpets throughout
- Moments from local amenities
- 2 Bedrooms
- UPVC Double Glazing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Miscellaneous items

EPC: D
Council Tax: B
Utilities: All main services
Authority:
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

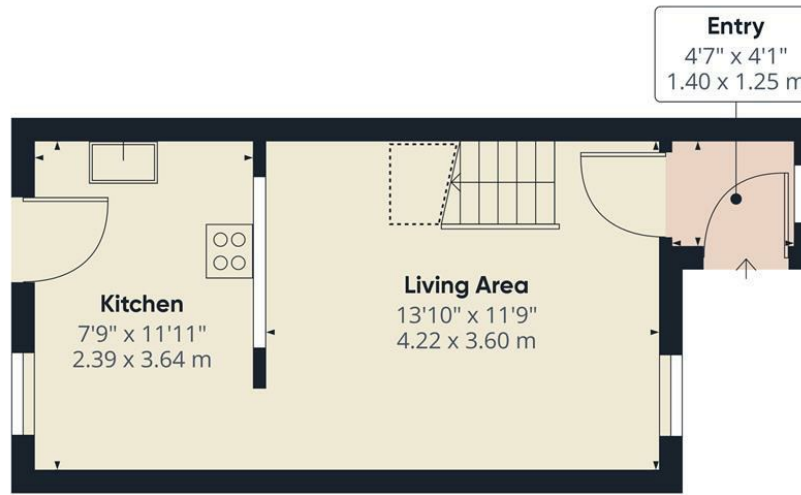
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

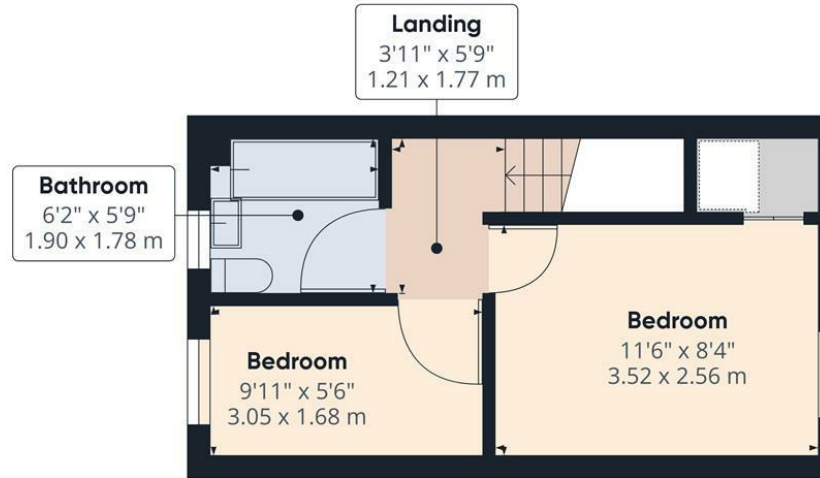
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



Approximate total area^m

503.63 ft²

46.79 m²

Reduced headroom

16.14 ft²

1.5 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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