



Pilmuir Avenue, TQ2 6AL

Offers Over £280,000

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01803 897321



**Gargan & Hart**  
Estate Agents



## Pilmuir Avenue, TQ2 6AL

Situated within a desirable residential location, found to the outskirts of the sought after area of Chelston, is this attractive three-bedroom semi-detached house. The tastefully presented accommodation comes to the market CHAIN FREE and comprises an open plan lounge/dining/ kitchen, bathroom and three bedrooms. Outside there are gardens to the front and rear, being predominantly level, and there is off road parking to driveway which, in turn, leads to a detached garage. To appreciate this excellent home internal inspection will be necessary.

As you enter you come into a hallway with stair to the first floor. The living room is tastefully presented with double glazed window with outlook to the front. Open plan flowing through to the Kitchen/ Dining room. The kitchen has a range of wall, base and drawer units with complimentary work surfaces and tiled splashbacks. As well as one and a half bowl sink with mixer tap over, five ring electric hob with contemporary cooker hood over and fitted oven underneath. There is also an integrated dishwasher and fridge. Extending from the back wall is a useful island unit ideal for dining, UPVC double glazed window to the side, double glazed sliding door to the rear garden and an further UPVC double glazed patio door leading out to your gardens.

On the first floor you have three bedrooms and the family bathroom. Bedroom one is a good size double with double glazed window to the front of the property. Bedroom 2 is another good sized double with UPVC double glazed window to the rear of the property and bedroom 3 is a single with an UPVC double glazed window to the front of the property. The family bathroom comes with Obscure UPVC double glazed window to the rear of the property, panelled bath with shower over, low level w/c and pedestal wash hand basin.

To the front is a good-sized driveway giving parking for several vehicles and a side gate to the rear garden. The pleasant front garden is laid to lawn with surrounding borders. To the rear is laid out to patio area, gravelled features and lawn, all ideal for entertaining and being enclosed by timber fencing. A detached garage to the side with an up-and-over door and has power and light.







## STAR POINTS

- Semi Detached Family Home
- Quiet Cul de Sac Location
- 3 Bedrooms
- Lounge
- Impressive Kitchen/Dining room
- Well Appointed Bathroom
- Gas Central Heating
- Double Glazing
- Long Driveway & Garage
- Lovely Gardens





### ADDITIONAL INFORMATION

Tenure - Freehold  
Council Tax Band - C  
Local Authority - Torbay Council  
EPC – D

### VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

### DIRECTIONS

Sat-nav: TQ2 6AL  
What 3 Words: simulations.napped.unsecured

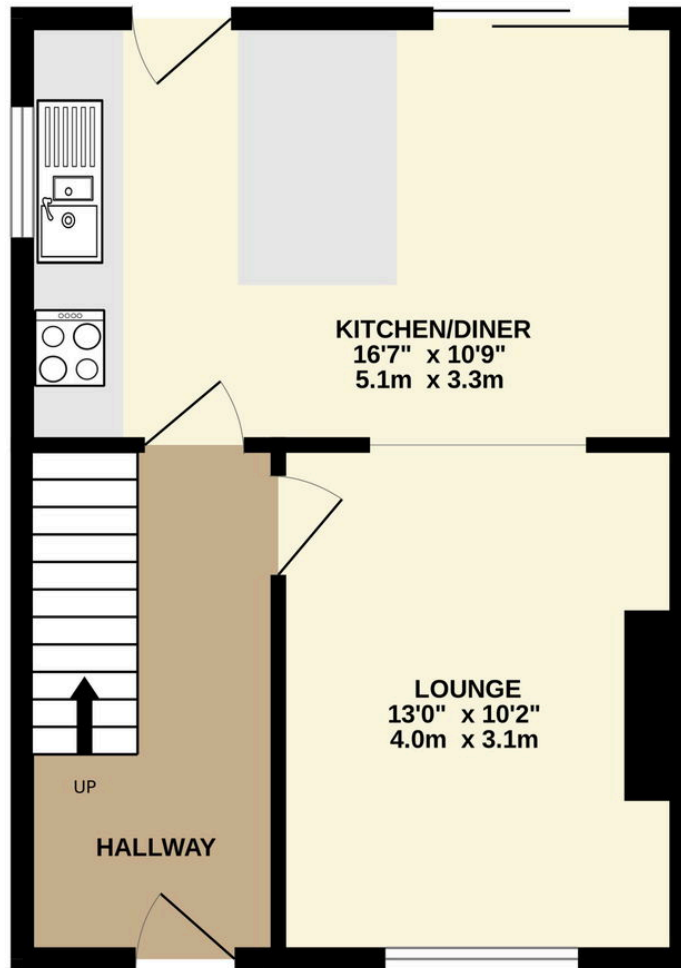
### CONSIDERATIONS

Things to consider about this property:

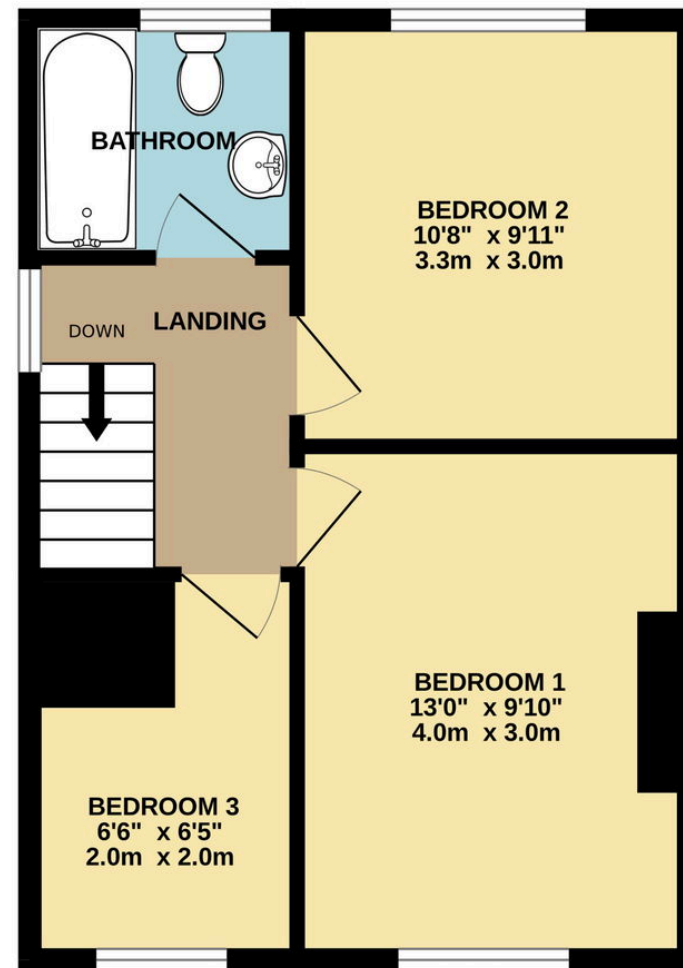
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is a water meter at the property.
- Driveway parking for multiple vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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