

Pillar Avenue, Brixham, TQ5 8LB



A well-presented **FAMILY SIZE HOUSE** which has in recent year's undergone refreshment and modernisation which includes attractive cladding to front and rear, new windows, porch etc. along with kitchen update, decoration and new floor coverings. Outside provides ample parking to the front with double width driveway, integral garage and low maintenance rear garden.

The house is very generous in size, both with living space and bedrooms, having a large lounge/dining room with French doors opening to the rear garden, modern fitted kitchen and the first floor providing three double bedrooms, family bathroom with separate W.C. A perfect **family home** or **BUY TO LET investment**. Internal viewing is highly recommended.

Pillar Avenue is located in the sought after Furzeham side of Brixham with shopping facilities a short walk away. Furzeham primary School is also within easy reach. Furzeham Green and the picturesque Battery Gardens are also a short walk away. A regular bus service runs along nearby Northfields Lane to the town centre with its array of shops, restaurants and amenities, bustling harbour and marina.

£249,950 Freehold

ENTRANCE PORCH

UPVC framed double glazed with attractive slate effect flooring and courtesy light. Inner UPVC door to garage. Half glazed inner door opens to..

LOUNGE/DINING ROOM 25' 2" x 19' 4" (7.66m x 5.89m) reducing

A large lounge/dining room with full length UPVC framed double glazed window to front. Radiator. Recess with staircase and under stairs cupboard. The Dining area has oak effect laminate flooring, radiator and UPVC framed double glazed French doors to rear opening to the rear garden.

KITCHEN 10' 0" x 7' 5" (3.05m x 2.26m)

Fitted kitchen with excellent range of Anthracite colour wall and base cupboards, complimentary tiled surrounds and roll edge working surfaces. Inset stainless steel sink and drainer. 'Hotpoint' free standing gas cooker with double oven, cooker hood over. Space/plumbing for washing machine. Recess for Fridge/Freezer. Oak effect laminate flooring. UPVC framed double glazed window to rear.

Staircase with balustrade and glazed panels leads to...

FIRST FLOOR

BEDROOM 1 13' 11" x 9' 9" (4.24m x 2.97m)

UPVC framed double glazed window to front. Radiator.

BEDROOM 2 10' 10" x 9' 9" (3.30m x 2.97m)

UPVC framed double glazed window to rear. Radiator.

BEDROOM 3 10' 5" x 9' 3" (3.17m x 2.82m)

UPVC framed double glazed window to front. Radiator.

FAMILY BATHROOM

White suite of panelled bath with mixer tap and independent electric shower over, fitted bi-fold shower screen to side. Pedestal wash basin. Tiled walls and flooring. UPVC framed double glazed window. Extractor fan. Airing cupboard housing factory lagged hot water cylinder and slatted shelving.

SEPARATE W.C. White concealed flush W.C. Tiled walls and flooring. UPVC framed double glazed window.

OUTSIDE

FRONT

Driveway and further gravelled parking area to front providing parking for two vehicles with dropped kerb for easy access.

INTEGRAL GARAGE 17' 8" x 7' 8" (5.38m x 2.34m)

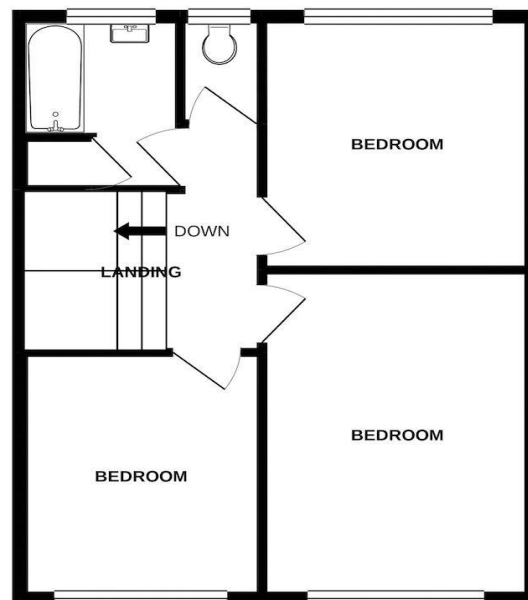
UPVC framed obscured double glazed double doors to front, (the French doors replaced the original up and over garage door as the garage is just used for storage). Light and power points. Fitted workbench. Tumble dryer vent. Internal door to porch.

REAR GARDEN Enclosed rear garden which has been landscaped for ease of maintenance. Gate to rear.

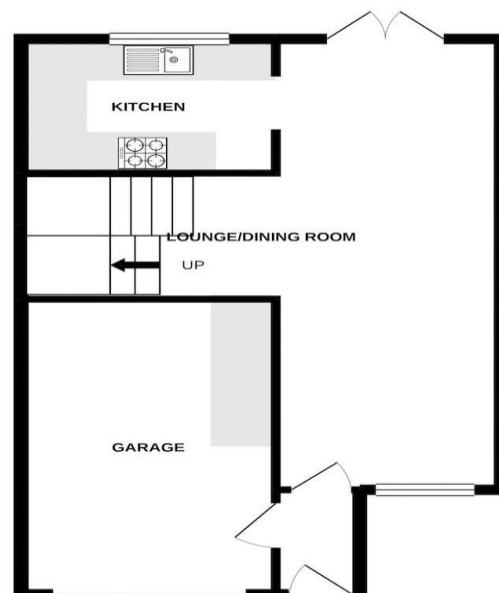
ENERGY RATING D

COUNCIL TAX BAND C

INTEREST TO DECLARE The vendor of this property is related to an employee of Eric Lloyd & Co.



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order.

We may receive an introductory fee on recommendations for professional services.

Ref B0001268 Written by: R.C.