



52 Pilmuir Avenue
Torquay TQ2 6AJ
£270,000

Winfields
Sales & Lettings

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****Perfect for a family home****

- Open Plan
- Natural Lighting
- South Facing Garden
- Garage
- 3 Bedrooms

Open Plan Kitchen/Diner

The property features a stylish open-plan kitchen/diner, beautifully designed with dove grey high gloss wall and base units paired with marble effect worktops. A central station breakfast bar forms the heart of the space, complete with a built-in 5-burner gas hob, wall-mounted extractor fan, and a sleek black gloss built-in dishwasher. Further integrated appliances include a fridge and single electric oven, all complemented by grey metro tiling to the splashback. A level grey quartz single drainer sink with chrome mixer tap sits beneath a PVC window to the side, alongside a glazed PVC door leading to the rear garden. The room is finished with wood effect laminate flooring and ceiling spotlights, enhancing its modern, contemporary feel.

Dining Area

The open-plan dining area is bright and welcoming, with natural light streaming through the PVC window above the sink and white PVC patio

doors that open onto the rear garden. A stylish wallpapered feature wall adds character, complemented by wood-effect laminate flooring, a radiator, and ceiling spotlights, creating a modern and inviting space perfect for family meals or entertaining.

Lounge

The lounge offers a warm and inviting space, centred around an original brick-effect fireplace unit with a marble plinth. A large PVC window provides plenty of natural light and overlooks the front garden, while the room is tastefully wallpapered throughout. Finished with wood-effect laminate flooring, this charming space combines character features with a comfortable, homely feel.

Bedroom 1

Bedroom One is a well-proportioned double room featuring a built-in wardrobe and a stylish design with white emulsion walls and a striking blue

feature wall. A large PVC window overlooks the front aspect, filling the room with natural light, while a grey carpet with wooden floor beneath completes this comfortable and modern space.

Bedroom 2

This bedroom enjoys views over the south-facing rear garden through PVC windows, filling the room with natural light. Decorated with a combination of wallpaper and an emulsion feature wall, it offers a stylish finish. A grey carpet with wooden floor beneath completes the space, giving it both comfort and practicality.

Bedroom 3

This single bedroom is both practical and stylish, featuring a PVC window overlooking the front and a wooden door. Decorated with glitter wallpaper, it also benefits from a built-in wardrobe and a cupboard housing a Glow-worm boiler, approximately five years old. A grey carpet adds comfort, making it a neat and functional room.

Bathroom

The bathroom is finished to a modern standard, featuring a corner shower cubicle with full ceiling-height tiling, a white wash basin set into a high gloss cupboard, and a low-level WC neatly built into matching storage. A glitter-effect shelf adds a touch of style, while PVC windows to the rear provide natural light and overlook the south-facing garden. Grey floor tiles complement the high gloss cupboards, offering additional storage, and the room also benefits from access to a loft and attic hatch.

Garage

Garden

The property boasts a beautifully landscaped south-facing garden, designed for low maintenance with gravel throughout and stepping stones leading to the rear. With no grass to upkeep, this outdoor space enjoys sunlight all day, making it perfect for relaxing or entertaining.



FLOOR PLAN & E.P.C.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

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