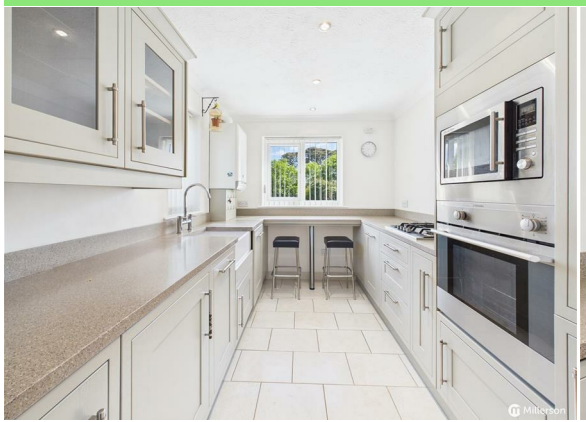
Amal An Avon

Phillack

TR27 4QD

Offers In The Region Of £375,000

- A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- SITUATED WITHIN A HIGHLY REGARDED RESIDENTIAL LOCATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- LANDSCAPED GARDENS
- MODERN FITTED KITCHEN
- DRIVEWAY AND DETACHED GARAGE
- INTERNAL VIEWING A MUST!
- SCAN QR FOR MATERIAL INFORMATION



Millerson
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Tenure - Freehold

Council Tax Band - D

Floor Area - 839.00 sq ft

3

1

1

C71

Front door leading into...

ENTRANCE HALLWAY
Wooden parquet flooring, inset ceiling spot lights, carpeted stairs to first floor level, double glazed window to the side, door into lounge, sliding door into...

KITCHEN
10'7" x 7'6" (3.23 x 2.29)
Attractively fitted with a range of shaker style base and wall mounted kitchen units, roll top granite effect work surfacing. Four ring gas hob with splash back, inset ceiling spot lights, double glazed window to the front, and side, breakfast bar, with space for two bar stools, wall mounted gas boiler.
Integrated microwave and oven, pull out larder cupboard, integrated dishwasher and fridge, undercounter Belfast style sink with mixer tap, radiator and tiled floor.

LOUNGE
17'2" x 16'4" (maximum into recess) (5.23 x 4.98 (maximum into recess))
Wooden, Herringbone parquet flooring, radiator, double glazed box bay window to the side. Space for freestanding electric log effect fire, double glazed window to the rear, double glazed double doors to the rear leading onto the rear garden. Door into useful understairs storage cupboard with lighting and electric consumer unit, space for freezer.

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From the entrance hallway, carpeted stairs leading to...

FIRST FLOOR LANDING
Fitted carpet, loft access, built in airing cupboard with fitted shelving, radiator and fitted carpet,

BEDROOM 1
10'6" x 10'4" (3.20 x 3.15)
Fitted carpet, radiator, double glazed window to the front, built in cupboard.

BEDROOM 2
12'4" x 9'4" (3.76 x 2.84)
Fitted carpet, radiator, double glazed window to the rear, and side, built in cupboard.

BEDROOM 3
9'2" x 8'4" (2.79 x 2.54)
Fitted carpet, radiator, double glazed window to the rear.

BATHROOM
7'4" x 6'8" (2.24 x 2.03)
Fitted with a white suite, comprising panel enclosed bath with mixer tap, and shower head attachment over. Low level w/c, bidet, pedestal wash hand basin with monobloc tap, splash back, tiled flooring, heated towel rail, inset ceiling spot lights.

OUTSIDE
The property is access via a sloping brick paved driveway providing offroad parking for one vehicle. Paved pathway with step leading up to front door.
Front and side garden laid mainly to lawn.

DETACHED GARAGE
17'8" x 9'3" (5.38 x 2.82)
With power and light supplied, pitched roof, metal up and over door, plumbing and space for washing machine, pedestrian door to the rear leading onto...

REAR GARDEN
Paved patio area with space for table and chairs, gravel footpath leading to an enclosed area with raised rockery flower bed, glass greenhouse, enclosed by walling. The rear garden enjoys a sunny and private outlook. There is a gated access leading the front via a paved pathway.
Steps lead up to a raised lawned and gravelled garden area with concrete base for a shed. There is a covered recessed area providing useful storage space for garden equipment.
From the garden, there is a access into the lounge.

AGENTS NOTE
Probate has been granted and received.

MATERIAL INFORMATION
Verified Material Information
Council tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: No Certificate
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Garage, Driveway, and On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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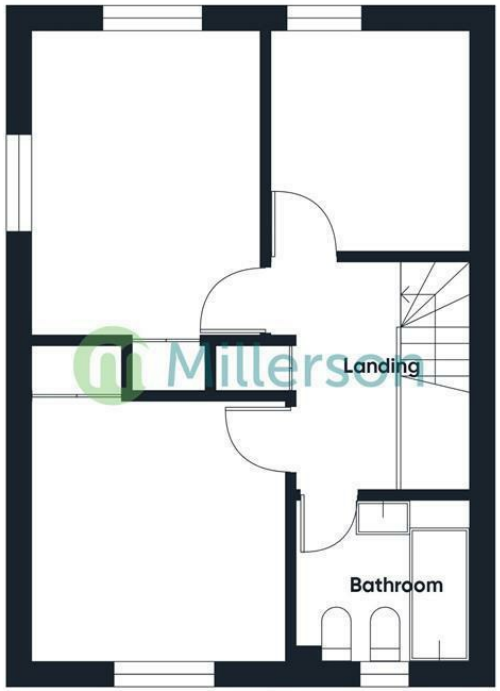
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1004 ft²

93.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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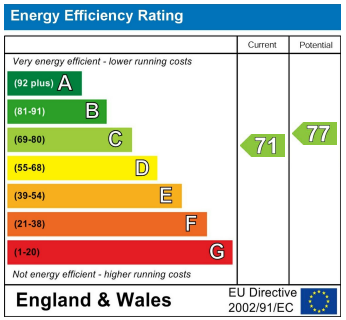

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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