



LANG TOWN
& COUNTRY

354 Fort Austin Avenue, Crownhill, Plymouth, Devon, PL6 5TG



Price £330,000



Situated in the ever-popular Eggbuckland area, this beautifully maintained detached property offers versatile and spacious accommodation, ideal for families or multi-generational living. Conveniently located close to local shops, reputable schools, and with easy access to the A38 providing excellent transport links across Devon and into Cornwall via the Tamar Bridge this home combines comfort with convenience.

Accessed via a side entrance, the welcoming hallway leads to a fully fitted contemporary kitchen, a modern family shower room, and three generously sized bedrooms, all presented to a high standard. On the lower level, you'll find a flexible fourth bedroom/living room, complete with its own private entrance, shower room, and a useful utility area. This space offers excellent potential as a self-contained annex for extended family.

The property benefits from gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency all year round.

Externally, a smart resin driveway provides off-road parking for 3–4 vehicles. The beautifully landscaped rear garden features a well-kept lawn, patio area perfect for alfresco dining, and an abundance of mature shrubs and bushes, offering a peaceful outdoor retreat.

This is a fantastic opportunity to acquire a spacious and adaptable home in a well-connected location early viewing is highly recommended.



To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA: 1121 sq.ft. (104.2 sq.m.) approx.
 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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