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156 FORT AUSTIN AVENUE, PLYMOUTH, PL6 5NS

PRICE GUIDE £415,000





A detached bungalow offering spacious and versatile accommodation in an established residential setting with level and enclosed garden. About 1280 sq ft, Sitting Room/Dining Room, Kitchen/Breakfast Room, Laundry Room, 4 Double Bedrooms (1 Ensuite), Workshop, Driveway Parking, Established Garden.

PLYMOUTH CITY CENTRE 4 MILES, DERRIFORD HOSPITAL 2 MILES, IVYBRIDGE 11 MILES, TAVISTOCK 13 MILES, EXETER 44 MILES

LOCATION

Fort Austin Avenue is a popular and well respected and established residential area within the boundaries of the City of Plymouth, to the north eastern side of the City close to the Forder Valley Local Nature Reserve and The National Trust Plymbridge Woods providing excellent outdoor amenity space. Good shopping, educational and recreational facilities are all within a short walk or drive and the property enjoys straightforward access to the A38. The historic waterfront areas of The Hoe and Barbican in Plymouth city centre are only 3 miles and the foothills of The Dartmoor National Park are also only a short drive away.



DESCRIPTION

156 Fort Austin Avenue comprises a detached bungalow with level approach and garden. Available on the open market for the first time in 26 years, the property offers spacious and well presented accommodation with an enclosed and sunny south facing garden.

The property benefits from full double glazing and mains gas central heating.

The accommodation extends to about 1280 sq ft and briefly comprises - Lobby into Reception Hall - 25' Sitting/Dining Room with bay window and double doors to - 15' Kitchen/Breakfast Room with sliding patio door to - Large Canopied Verandah providing excellent summer entertaining space - Laundry Room - 3 Double Bedrooms - Shower Room/WC - 2nd Sitting Room/Bedroom 4 with Ensuite Shower Room/WC and sliding patio door to garden enabling versatile use as a Day Room, Family Room, Garden Room or Home Office depending upon individual needs.

OUTSIDE

A private brick paved driveway provides ample parking for 3/4 cars, the front garden is a low maintenance brick paved courtyard with central raised planter and established shrub bed.

The enclosed rear garden provides a secluded environment and benefits from a south aspect with extensive paved patio and a canopied verandah area which provides shelter during inclement weather. The garden has a large lawn with mature trees and shrubs together with colourful flower beds. To the side of the bungalow there is a lean-to workshop/store.

EPC RATING - E, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

Using Sat Nav - Postcode PL6 5NS







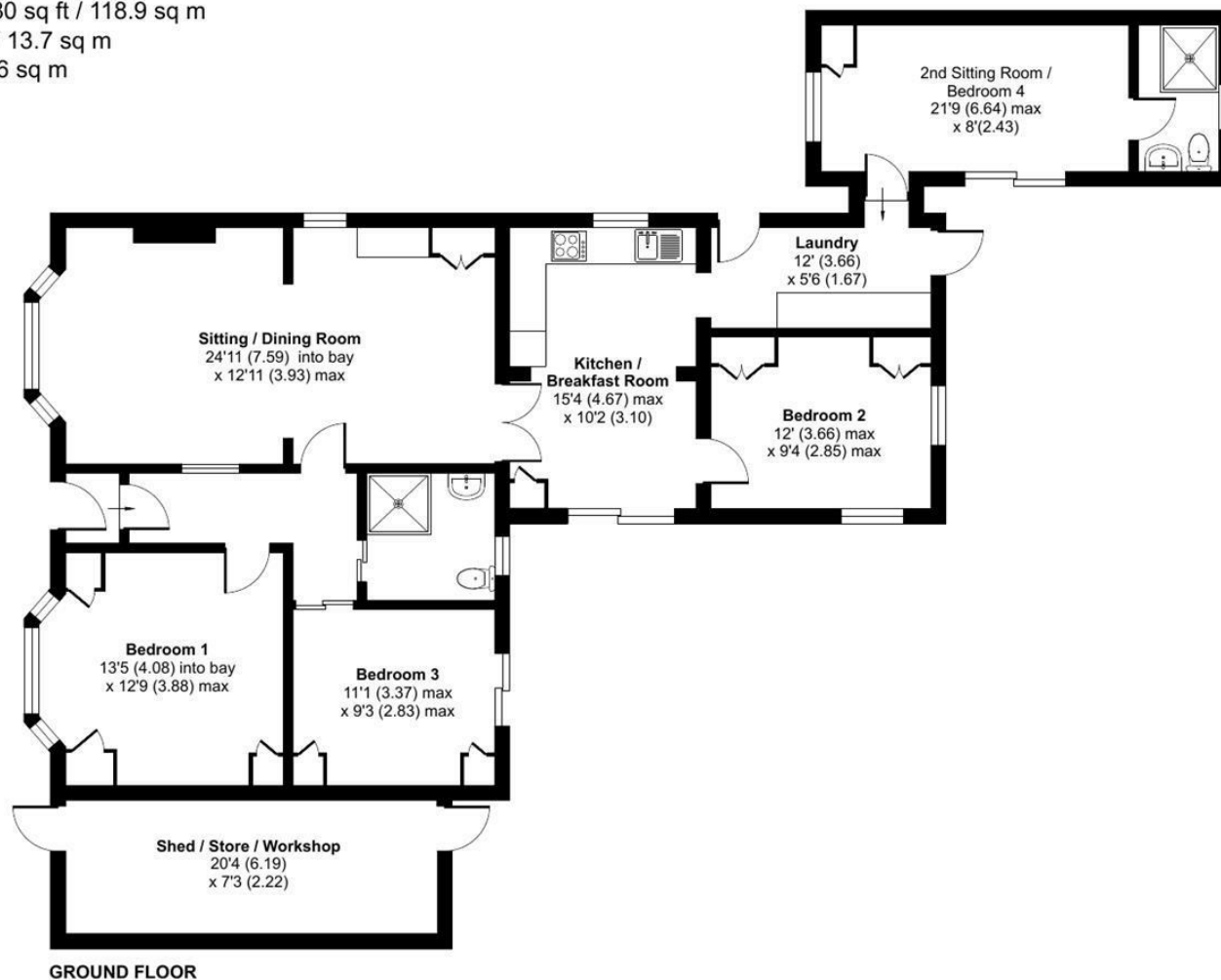
Fort Austin Avenue, Plymouth, PL6

Approximate Area = 1280 sq ft / 118.9 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 1428 sq ft / 132.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1334487

These particulars should not be relied upon.