



## 127 Fort Austin Avenue

Crownhill, Plymouth, PL6 5NR

Guide Price £400,000





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## FORT AUSTIN AVENUE, CROWNHILL, PLYMOUTH, PL6 5NR

### THE PROPERTY

This property has been owned by the same family since it was built in 1956, enjoyed by four generations. With extended accommodation, it provides a well proportioned family home standing on a generous size plot. The accommodation comprising lounge, dining room, kitchen and breakfast room, five bedrooms and modern bathroom/WC. Good off street parking on a two car length drive, integral garage, front garden, side access and long rear garden. Vacant, no onward chain.

### LOCATION

Found in Fort Austin Avenue, Crownhill, a residential district with bus services running close by and a good variety of local services and amenities in the area including those found in Crownhill village. The position is convenient for access into the city and close by connections to major routes in other directions.

### ACCOMMODATION

PVC double glazed front door into:

#### GROUND FLOOR

##### ENTRANCE PORCH

6'8 x 5'2 (2.03m x 1.57m)

Windows on two sides. Timber multi paned glazed door with multi paned glazed windows to either side into:

##### HALL

16'9 x 6' overall (5.11m x 1.83m overall)

Staircase with carpeted treads, mahogany banister and turned spindles rises to the first floor. Under stairs storage cupboard. The first housing the mains electric meter and modern consumer unit.

##### LOUNGE

15' x 12'6 (4.57m x 3.81m)

Wide bay window to the front elevation. Focal feature period working tiled fireplace and hearth.

##### DINING ROOM

12' x 10'7 (3.66m x 3.23m)

Wide picture window overlooking the back garden. Working fireplace with stone surround and slate hearth.

##### KITCHEN

8'5 x 8'2 (2.57m x 2.49m)

Window overlooking the back garden. A range of cupboard and drawer storage on three sides. Stainless steel sink. Under stairs cupboard. Door into:

##### BREAKFAST ROOM

9' x 7'1 (2.74m x 2.16m)

Picture window overlooking the rear garden. Two corner shelved cupboards.

#### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

15'8 x 13'5 max (4.78m x 4.09m max)

Window to the front with built in seat and furniture under. Built in run of wardrobes and cupboards.

##### BEDROOM TWO

11'11 x 10'7 (3.63m x 3.23m)

Window to the rear with far reaching views across the valley and towards Dartmoor in the distance. Corner airing cupboard with slatted shelves and hot water tank.

## BEDROOM FOUR

11'8 x 7'6 max (3.56m x 2.29m max)

Window to the front.

## BATHROOM

Obscure uPVC double glazed window to the rear elevation. Quality white suite with vanity wash hand basin, close coupled WC, bidet, bath and corner tiled shower. Two chrome ladder radiators.

## BEDROOM THREE

13'5 x 9'1 max (4.09m x 2.77m max)

Window to the front. Run of built in bedroom furniture along one wall and deep built in wardrobe.

## BEDROOM FIVE

9'3 x 7'2 (2.82m x 2.18m)

Window to the rear with long views across the valley.

## EXTERNALLY

A wide entrance between brick pillars and timber barred gate opens into a level concrete laid drive providing off street parking for two vehicles in line and giving access to the garage. The property is set back from the street and pavement by a front garden with

flower borders containing a variety of ornamental bushes, shrubs and plants. A galvanised iron gate to the side provides side access. A covered side corridor leads via two doors through to the long enclosed back garden. Outside water tap. Large rear garden running the full width of the property with natural stone paved area next to the property, a long central path leading through lawns, borders containing a further variety of ornamental bushes and shrubs. At the end a former productive vegetable garden and former orchard.

## AGENTS NOTE

Tenure - Freehold.

Plymouth City Council tax - Band D.





## Road Map



## Hybrid Map



## Terrain Map

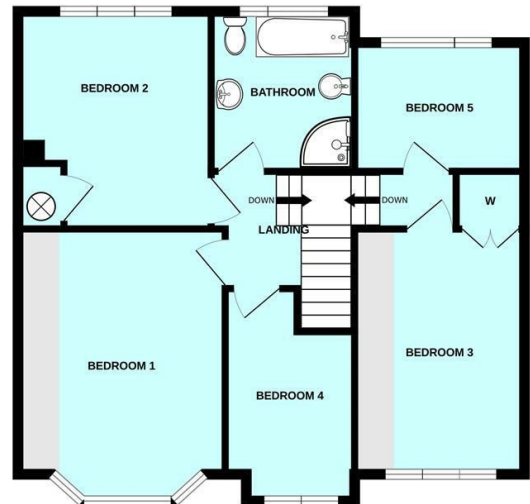


## Floor Plan

GROUND FLOOR



1ST FLOOR

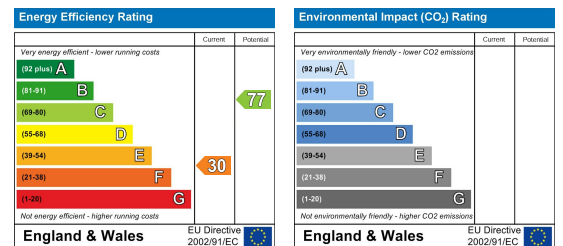


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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