



**Connells**

Fort Austin Avenue  
Plymouth



## Property Description

Set within a highly sought after Eggbuckland location, close to highly regarded local schools, a good variety of amenities & local services. This truly exceptional Three bedroom detached property.

On the ground level you are greeted with a spacious entrance hallway with an engineered hardwood floor and contemporary glass balustrade. From here you have access to a beautiful open plan kitchen dining room that is to a high specification with solid wood worktops, a range of wall and base units and breakfast bar. Sliding patio doors leading out to a south facing private balcony with far reaching views over Plymouth.

To complete the ground floor there is a spacious lounge with double glazed window to the rear aspect flooding the room with lots of natural light and offering the delightful views off the rear.

Downstairs there is a larger than average landing which would make a perfect office space if you are working from home. Access into all Three generous double bedrooms. A well appointed family bathroom with inset waterfall tap, bath, hand basin with separate W.C. To complete the downstairs is a convenient utility room.

Externally the enclosed rear garden is laid with grass and patio which provides ample space for outdoor entertaining. Complete with a driveway for Two cars and garage.

The current owners opted for many additional upgrades throughout the home and will surpass a buyers expectation in every way. Internal viewings come highly recommended.

## Lounge

15' 1" x 11' 1" ( 4.60m x 3.38m )

Double glazed picture window to the rear aspect, offering southerly woodland views. Engineered hardwood flooring, radiator and door leading to kitchen/diner.

## Kitchen/diner

9' 9" x 19' 9" ( 2.97m x 6.02m )

Double glazed window to the front aspect, sliding doors to private balcony to the rear. Engineered hardwood flooring and radiator. A range of matching wall and base units with plumbing for dishwasher/washing machine. Solid wood work surfaces and ceiling light.

## Bedroom One

11' 1" x 12' 1" ( 3.38m x 3.68m )

Double glazed window to the rear aspect, laminate flooring, radiator and ceiling light. With a range of built in wardrobes.

## Bedroom Two

10' 1" x 13' 5" ( 3.07m x 4.09m )

Double glazed window to the rear aspect, laminate flooring, radiator and ceiling light.

## Bedroom Three

8' 1" x 10' 1" ( 2.46m x 3.07m )

Double glazed window to the front aspect,  
laminated flooring, radiator and ceiling light.

### Utility Room

6' 6" x 8' 1" ( 1.98m x 2.46m )

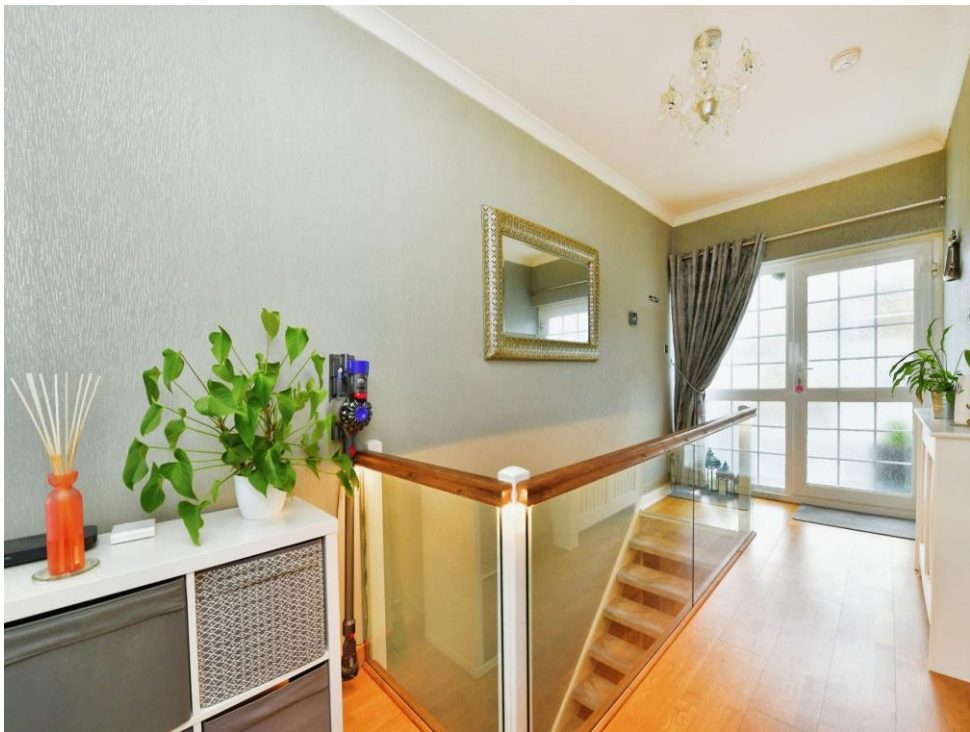
Double glazed window to the side aspect.

### Bathroom

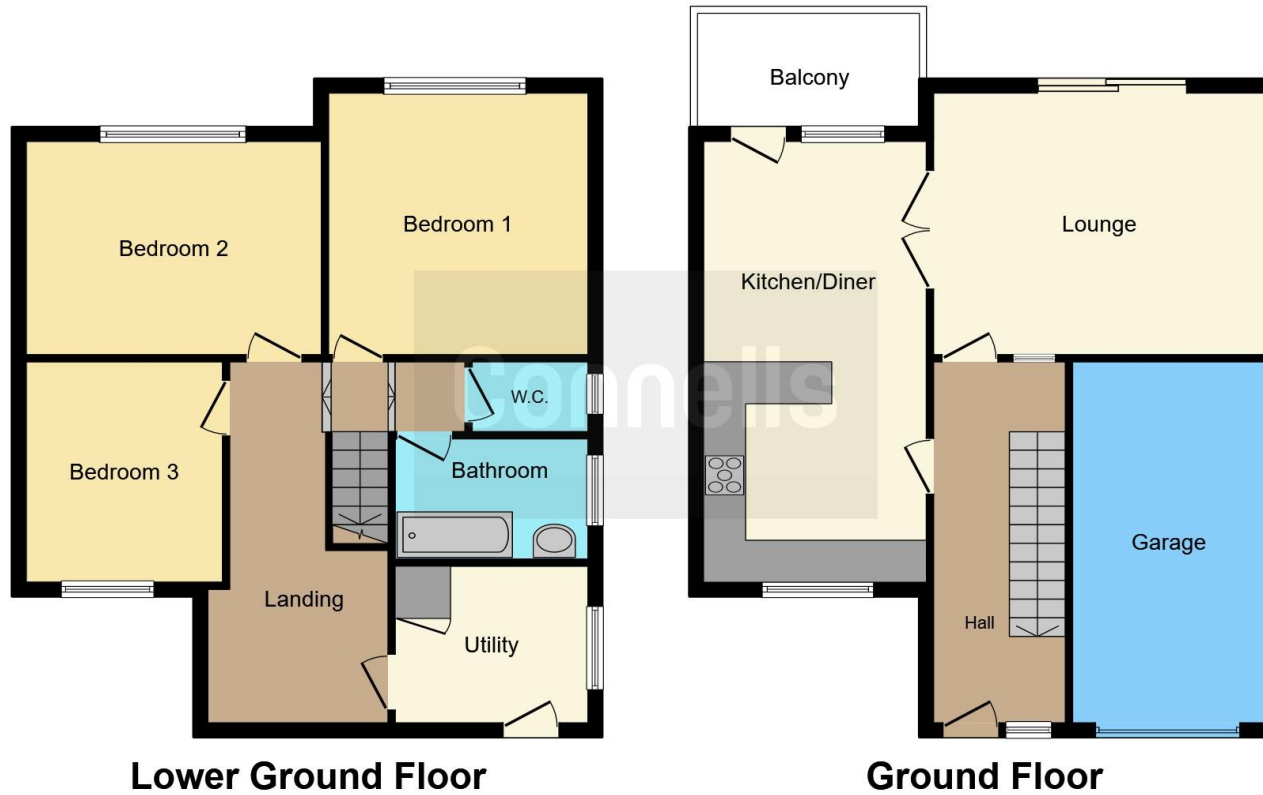
5' 7" x 8' 8" ( 1.70m x 2.64m )

Double glazed window to the side aspect,  
luxury bathroom with inset waterfall tap, bath,  
overhead shower and separate W.C.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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