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Opening Hours

Monday - Friday
 9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

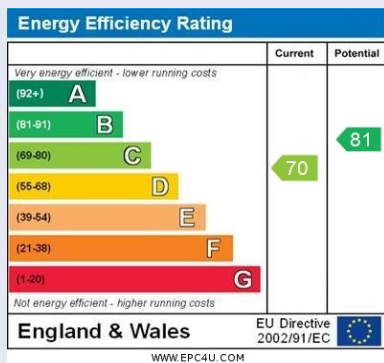
Our Property Reference:

21/F/24 5487

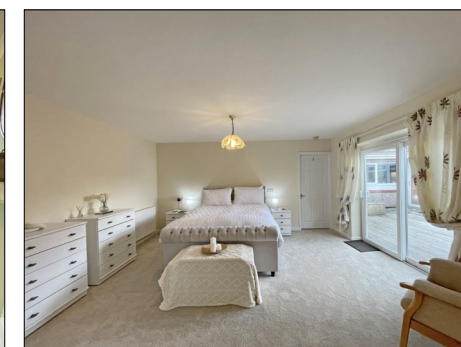


Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH HOMES ESTATE AGENTS



**228 Fort Austin Avenue, Crownhill,
 Plymouth, PL6 5NY**

- SOUGHT AFTER POSITION**
- SPACIOUS ACCOMMODATION**
- THREE DOUBLE BEDROOMS**
- SOUTH/WESTERLY GARDEN**
- AMPLE DRIVEWAY PARKING**
- NO ONWARD CHAIN**

We feel you may buy this property because...
 'Of the sought after location and generous, versatile accommodation on offer.'

Guide Price
£450,000 - £475,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Driveway and Garage

Outside Space
South Facing Garden

Council Tax Band
D

Council Tax Cost 2024/2025
Full Cost: £2,214.87
Single Person: £1,661.15

Stamp Duty Liability
First Time Buyer: £1,250
Main Residence: £10,000
Second Home or Investment Property: £23,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location
///myself.bleak.takes

Flood Risk Summary
Rivers and the Sea:
Very Low Risk
Surface Water:
Very Low Risk

Maximum Broadband Available
Download Speed: 1000Mbps
Upload Speed: 1000Mbps

Introducing...

This deceptively spacious, link-detached bungalow is situated within a desirable location and offers an open outlook to the front aspect. The accommodation could suite multi-generational living or annexe potential and boasts a spacious entrance hall, lounge/dining room, modern fitted kitchen, utility area, conservatory, three large double bedrooms, modern shower and wet rooms. Further benefits include gas central heating, double-glazing and externally there is a south-west facing rear garden, established front garden, ample driveway parking and garage with remote controlled door. Plymouth homes highly recommend an early viewing to fully appreciate the size and position of this well-presented property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

A part glazed entrance door opens into the porch.

PORCH

With two windows to the front, tiled flooring, coving to ceiling, meter cupboard, door opening into the entrance hall.

ENTRANCE HALL

A spacious hall, with window into the porch, radiator, coving to ceiling, access to the loft space with retracting ladder, radiator, airing cupboard with linen shelving and radiator, door to the inner hallway.

LOUNGE/DINING ROOM

5.17m (17') x 5.11m (16'9")

A lovely spacious reception room with double glazed windows to the front and side, the front enjoying the open outlook, coal effect gas fire set within a feature surround, two radiators.

KITCHEN

3.85m (12'8") x 3.10m (10'2")

A modern fitted kitchen fitted with a matching range of base and eye level units with soft closing drawers and doors, worktop space above, retractable corner storage shelving, 1 ½ bowl sink unit with single drainer and mixer tap, splashbacks, integrated dishwasher, fitted eye level oven with warming drawer below, four ring electric hob with wall mounted cooker hood above, serving hatch to the lounge/dining room, wood effect flooring, double glazed window to the rear overlooking the garden, radiator, door into the utility.



UTILITY

3.69m (12'1") max x 2.37m (7'9") max

A T shaped room, fitted with a range of base units with worktop space above, recess with space for washing machine and tumble dryer, double glazed windows to the front side and rear, tiled flooring, uPVC glazed door to the rear garden, uPVC glazed door opening to the front, open plan into the conservatory.

CONSERVATORY

2.68m (8'10") x 2.05m (6'9")

With double glazed window to the side and rear, radiator, uPVC glazed door opening onto the garden.

BEDROOM 3

4.54m (14'11") x 3.06m (10')

A double-glazed window to the front enjoying the open outlook, a range of built in wardrobes, radiator.

SHOWER ROOM

Fitted with a three-piece suite comprising double shower cubicle with fitted shower over, pedestal wash hand basin, low-level WC, wall mounted mirrored cabinet, tiled splashback, obscure double-glazed window to the rear, radiator, tiled flooring, coving to ceiling.

INNER HALLWAY

WET ROOM

2.61m (8'7") x 1.90m (6'3")

Fitted with a three-piece suite comprising shower area with fitted rainfall shower above and separate hand shower attachment, pedestal wash hand basin, low-level WC, radiator/towel rail, extractor fan, splashbacks, radiator, recessed ceiling spotlights, ceiling light tube.



BEDROOM 2

3.57m (11'9") x 3.42m (11'2")

Another double bedroom with double glazed window to the side, built in wardrobes, radiator.

BEDROOM 1

5.60m (18'4") max x 4.51m (14'10")

A lovely large double bedroom which could also make a separate sitting room, with double glazed box window to the rear, radiator, wall lights, double glazed patio door opening onto the rear garden.

OUTSIDE:

FRONT

The property occupies a good-sized plot, approached from the front via a brick paved and gravelled private driveway offering ample off-road parking. There is a well-maintained garden area with a selection of mature plants and a pathway to the left of the bungalow leading to the rear.

REAR

The rear of the bungalow enjoys a lovely, enclosed south/westerly facing garden measuring approximately **18.28m (60') in length x 14.93m (49') in width**. Adjoining the property is a decked seating area accessing a timber garden shed and leading to an area of lawn with a wide variety of flowers, bushes and shrubs. From the right side of the bungalow there is a pedestrian door into the garage.

GARAGE

5.33m (17'6") x 3.04m (9'11")

With remote-controlled electric up and over garage door, housing the wall mounted boiler serving the heating system and domestic hot water, power and light connected, water tap, a range of wall base units ideal for storage.

