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**Opening Hours**

Monday - Friday  
9.15am—5.30pm

Saturday

9.00am—4.00pm

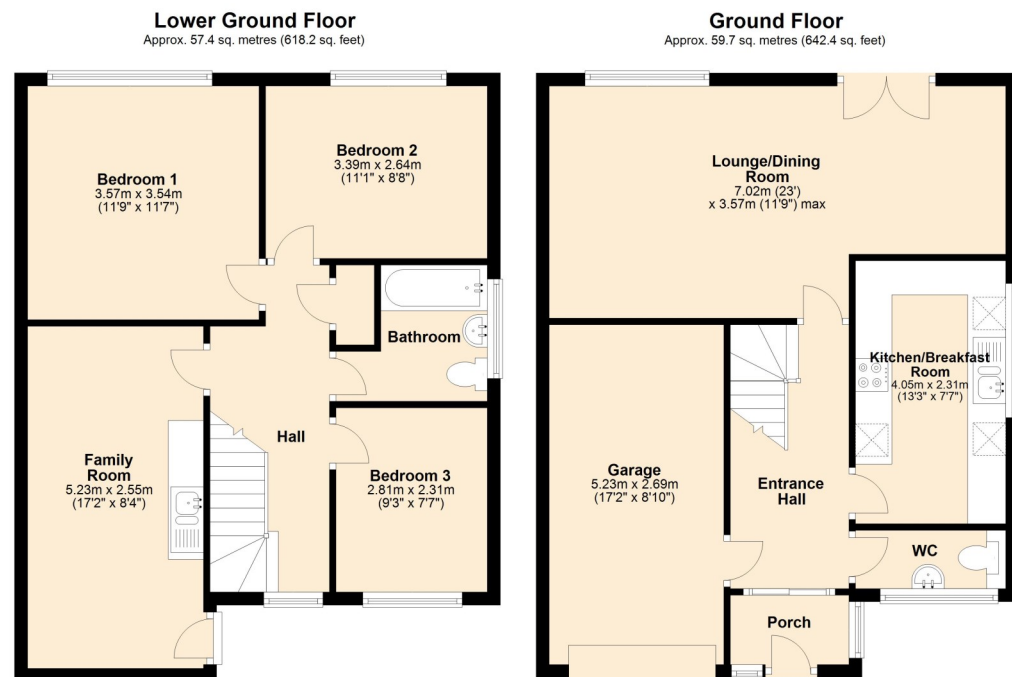
(Central Plymouth Office Only)

**Our Property Reference:**

**1/G/24 5244**

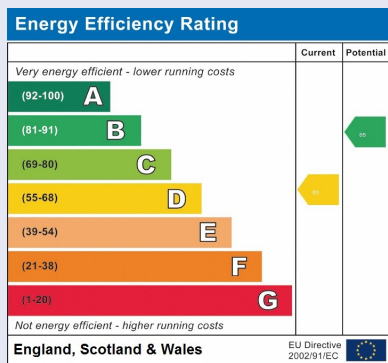


*Floor Plans...*



*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

Draft Details – Not Approved & Subject To Change



**395 Fort Austin Avenue, Crownhill,  
Plymouth, PL6 5TG**

- POPULAR LOCATION
- SPLIT LEVEL HOME
- THREE DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- VERSATILE FAMILY ROOM
- WEST FACING GARDEN

*We feel you may buy this property because...*  
'Of the ever popular location, spacious, well presented accommodation and lovely rear garden.'

**£325,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)



## Number of Bedrooms

Three Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Driveway and Garage

## Outside Space

Rear Garden

## Council Tax Band

C

## Council Tax Cost 2024/2025

Full Cost: £1,968.77

Single Person: £1,476.58

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £3,750

Second Home or Investment  
Property: £13,500

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

## What3words Location

///shirt.cube.bolt

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 50Mbps

## Introducing...

This deceptively spacious, split-level home has been presented to a high standard throughout. Internally the ground floor accommodation boasts lounge/dining room, kitchen/breakfast room, wc and internal access to the garage. Stairs then descend to the lower ground floor where there are three double bedrooms, family bathroom and a versatile family room which could also make an ideal work from home office/study or potential fourth bedroom. Further benefits include double glazing, central heating and externally there is a private driveway to garage and a lovely, westerly facing rear garden. Plymouth Homes advise an early viewing to fully appreciate the position and size on offer within this perfect family home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A uPVC part glazed entrance opens into the porch.

#### PORCH

With obscure double-glazed windows to the front and side, tiled flooring, door opening into the entrance hall.

#### ENTRANCE HALL

**4.06m (13'4") x 1.82m (6')**

With radiator, coving to ceiling, internal access to the garage and stairs descending to the lower ground floor.

#### LOUNGE/DINING ROOM

**7.02m (23') x 3.57m (11'9") max**

With double glazed window to the rear overlooking the garden and enjoying the open outlook, radiator, coving to ceiling, recessed log effect gas fire, uPVC glazed double doors to the rear with Juliet balcony and enjoying the rear outlook.

#### KITCHEN/BREAKFAST ROOM

**4.05m (13'3") x 2.31m (7'7")**

Fitted with a matching range of modern base and eye level units with worktop space above, breakfast bar, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, a range of integrated appliances to include fridge, freezer, dishwasher, fitted electric oven and four ring gas hob with stainless steel cooker hood above, double glazed window to the side, radiator.



#### WC

With obscure double-glazed window to the front and fitted with a two piece suite comprising wall mounted wash hand basin, low-level WC, tiled splashbacks, radiator, access to the loft space.

### LOWER GROUND FLOOR

#### HALL

With double glazed window to the front, radiator, coving to ceiling and built in storage cupboard.

#### BEDROOM 1

**3.57m (11'9") x 3.54m (11'7")**

A good-sized double bedroom with double glazed window to the rear, radiator, coving to ceiling.

#### BEDROOM 2

**3.39m (11'1") x 2.63m (8'8")**

A second double bedroom with double glazed window to the rear, radiator, coving to ceiling.

#### BEDROOM 3

**2.81m (9'3") x 2.31m (7'7")**

A third double bedroom with double glazed window to the front, radiator.

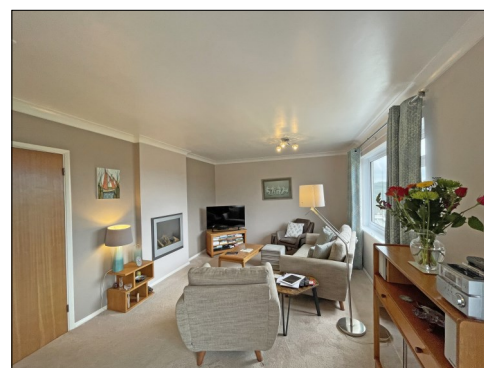
#### BATHROOM

Fitted with a three-piece white suite comprising panelled bath with independent electric shower above, shower screen, pedestal wash hand basin, low-level WC, tiled surround, heated towel rail, obscure double-glazed window to the side, radiator, wood block flooring.

#### FAMILY ROOM

**5.23m (17'2") x 2.55m (8'4")**

A versatile room currently used as a utility/family room



but which could also offer potential for a home workspace/office or possible fourth bedroom. With radiator, fitted with a range of base and eye level units with worktop space above, 2 ½ bowl sink unit with mixer tap, tiled splashbacks, space for washing machine, uPVC glazed door opening to the front of the property which gives access to a pathway leading onto the rear garden.

#### OUTSIDE:

##### FRONT

The front of the property is approached via a private driveway leading to the garage and the covered main entrance. From the driveway steps access a lawned garden area with established borders and descend to the lower level of the property.

##### SIDE/REAR

From the lower level of the property access is given to a covered storage area and the access into the family room. A pathway then runs along the side of the property onto the rear garden. The rear garden measures 8.42m (27'7") in width x 18.48m (60'7") in length and has been beautifully maintained by the current owner. Across the rear of the property is a decked seating area which leads to an established lawned area with flower borders and enclosed by fencing.

##### GARAGE

**5.23m (17'2") x 2.69m (8'10")**

With electric up and over door to the driveway, lighting, power supply and housing the wall mounted boiler serving the heating system and domestic hot water.