

## Contact us

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### Email Us

info@plymouthhomes.co.uk

### Website

www.plymouthhomes.co.uk

### Opening Hours

Monday - Friday

9.15am—5.30pm

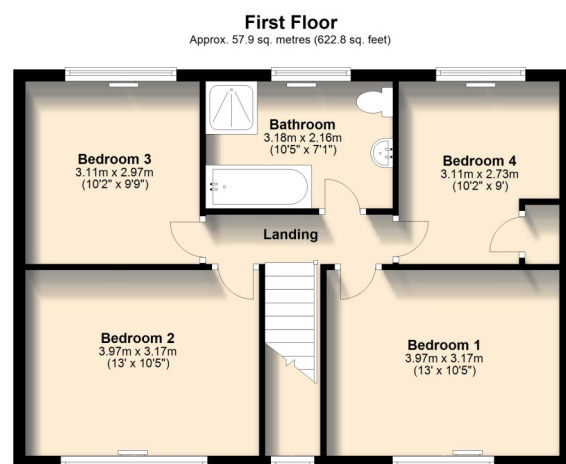
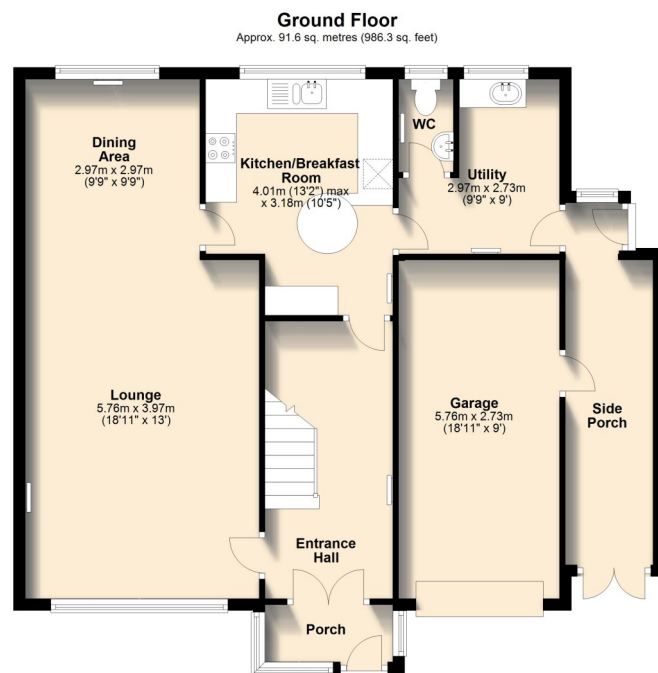
Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

05/H/24 5518



### 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



**289 Fort Austin Avenue, Crownhill,  
Plymouth, PL6 5ST**

**SOUGHT AFTER LOCATION  
FOUR DOUBLE BEDROOMS  
LARGE REAR GARDEN  
TWO SEPARATE DRIVEWAYS  
TWO SEPARATE GARAGES  
LOVELY REAR OUTLOOK**

*We feel you may buy this property because...*  
'The sought after location and spacious accommodation make the perfect family home.'

**Offers In Excess Of  
£425,000**

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
	85
	69

England & Wales EU Directive 2002/91/EC  
WWW.EPC4U.COM

## Number of Bedrooms

Four Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

Yes

## Parking

Two Driveways and two Garages

## Outside Space

Front And Rear Gardens

## Council Tax Band

E

## Council Tax Cost 2024/2025

Full Cost: £2,707.06

Single Person: £2,030.30

## Stamp Duty Liability

First Time Buyer: Nil

Main Residence: £8,750

Second Home or Investment

Property: £21,500

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

## What3words Location

///drip.fish.looks

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 1000Mbps

## Introducing...

This substantial and rarely available detached home requires modernisation throughout and is offered for sale with no onward chain. Internally the well-proportioned accommodation comprises: entrance porch and hall, large lounge, dining area, kitchen/breakfast room, utility, downstairs wc, side porch, four double bedrooms and a four piece bathroom suite. Externally the property occupies a lovely, large plot boasting two driveways to either side of the house leading to separate single garages. The large rear garden is also particular feature of the house and backs onto a wooded nature reserve behind. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to avoid disappointment.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A part glazed door opens into the porch.

#### PORCH

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

#### ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under-stairs storage cupboard, doors to the lounge and kitchen/breakfast room.

#### LOUNGE

**5.76m (18'11") x 3.97m (13')**

A lovely large reception space with double glazed window to the front, radiator, coving to ceiling, coal effect gas fire set within a stone-built surround which extends to plinths either side, open plan to the dining area.

#### DINING AREA

**2.97m (9'9") x 2.97m (9'9")**

With double glazed window to the rear overlooking the lovely rear garden and also enjoying the outlook towards woodland, radiator, coving to ceiling, door to the kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM

**4.01m (13'2") max x 3.18m (10'5")**

Fitted with a matching range of base and eye level units with worktop space above, circular breakfast bar, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, integrated dishwasher, fitted electric oven and microwave, four ring electric hob with pull out cooker hood above, double glazed window to the rear enjoying the outlook, radiator, coving to ceiling, door into the utility.

#### UTILITY

**2.97m (9'9") x 2.73m (9')**

Fitted with a range of base and eye level units with worktop space above, stainless



steel sink unit with mixer tap and tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, double glazed window to the rear, radiator, trap door to a cellar area below with restricted head height, doors to the downstairs wc and the side porch.

#### DOWNSTAIRS WC

With obscure double-glazed window to the rear and fitted with a two-piece suite comprising wash hand basin, low-level WC, tiled splashbacks, radiator.

#### SIDE PORCH

With double glazed window and half glazed door to the rear, uPVC glazed double doors to the front, skylight window, light and power, door to the integral garage.

#### INTEGRAL GARAGE

**5.76m (18'11") x 2.73m (9')**

A good-sized garage with power, lighting and up and over garage door to the driveway.

### FIRST FLOOR

#### LANDING

With obscure double-glazed window to the front and access to the part boarded loft space with retracting ladder and light.

#### BEDROOM 1

**3.97m (13') x 3.17m (10'5")**

A good-sized double bedroom with double glazed window to the front, fitted bedroom suite comprising built-in wardrobes, overhead storage cupboards, dressing table and bedside cabinets, radiator, coving to ceiling.

#### BEDROOM 2

**3.97m (13') x 3.17m (10'5")**

A second double bedroom with double glazed window to the front, built-in wardrobes with sliding doors, radiator, coving to ceiling.

#### BEDROOM 3

**3.11m (10'2") x 2.97m (9'9")**

A third double bedroom with double glazed window to the rear enjoying the outlook over the garden and the views beyond, radiator, coving to ceiling.

#### BEDROOM 4

**3.11m (10'2") x 2.73m (9')**

A fourth double bedroom with double glazed window to the rear enjoying the outlook over the garden and the views beyond, airing cupboard housing the hot water cylinder, radiator.

#### BATHROOM

**3.18m (10'5") x 2.16m (7'1")**

Fitted with a four-piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle with fitted shower above, low-level WC, tiled splashbacks, chrome towel rail, wall mounted mirrored cabinet, obscure double-glazed window to the rear, radiator, coving to ceiling.

### OUTSIDE:

#### FRONT

At the front the property boasts two driveways to either side of the property which lead to separate garages. In between the driveways is an established garden area with mature trees. To the side of the left-hand garage, a gate and pathway lead onto the rear garden.

#### REAR

The rear garden is a particular feature of the property and measures **13.11m (43') in width x 22.08m (72'5") in length.**

The garden is sloping with the majority laid to lawn with established flower borders, a selection of mature trees, shrubs and fishpond. Adjoining the rear of the house there is access to a further cellar storage areas with restricted head height. A pathway then descends the garden to a paved seating area accessing a greenhouse and backing onto a wooded nature reserve behind.

