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**Opening Hours**

Monday - Friday  
9.15am—5.30pm

**Saturday**

9.00am—4.00pm

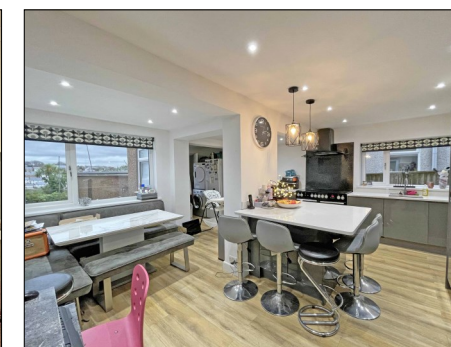
(Central Plymouth Office Only)

**Our Property Reference:**

**06/L/24 5609**



**PLYMOUTH HOMES** ESTATE AGENTS



**149 Fort Austin Avenue, Crownhill,  
Plymouth, PL6 5NR**

- POPULAR LOCATION
- FIVE BEDROOMS
- SEPARATE LOUNGE
- KITCHEN/DINING AREA
- SELF-CONTAINED ANNEXE
- LARGE REAR GARDEN

*We feel you may buy this property because...*  
'The versatile accommodation offers flexible family living alongside a self-contained annexe.'

**£425,000**

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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



## Number of Bedrooms

Five Bedrooms

## Property Construction

Cavity Brick Walls

## Heating System

Gas Central Heating

## Water Meter

No

## Parking

Off Road Parking

## 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: £8,750

Second Home or Investment

Property: £30,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents and that stamp duty rates will increase on 1st April 2025.

## What3words Location

///tones.cubs.sticky

## Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Very Low Risk

## Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

## Introducing...

This particularly spacious and versatile family home also boasts a self-contained annexe to the rear ideal for a dependant relative. The accommodation boasts bay fronted lounge, modern kitchen breakfast room which is open plan to the dining area and the utility, there are five bedrooms (four doubles), en-suite to master bedroom, family bathroom and a downstairs wc. The self-contained annexe offers a kitchen, living area, bedroom and wet room. Further benefits include double glazing, central heating and externally there is a double width driveway and a rear garden measuring 37.79m (124') max at longest. Plymouth Homes advise an early viewing to fully appreciate this spacious home.

## The Accommodation Comprises...

### GROUND FLOOR

#### ENTRANCE

A part glazed entrance door with electronic locking mechanism opens into the porch.

#### PORCH

With double glazed window to the side, tiled flooring and door into the entrance hall.

#### ENTRANCE HALL

With obscure double-glazed window to the side, radiator, wood effect laminate flooring, stairs rising to the first-floor landing, understairs storage cupboard, open plan into the kitchen/breakfast room, door into the lounge.

#### LOUNGE

**5.67m (18'7") max x 3.45m (11'4")**

A good-sized reception space with double glazed bay window to the front, log effect gas fire set within the chimney breast, radiator, wood effect laminate flooring, coving to ceiling, two ceiling fans.

#### KITCHEN/BREAKFAST ROOM

**5.38m (17'8") x 4.70m (15'5")**

A lovely sized kitchen which is open plan to the dining area and the utility. The kitchen is fitted with a matching range of modern base and eye level units with Quartz worktops above, retractable pantry unit, matching breakfast bar, sink unit with mixer tap, splashbacks, wall mounted boiler serving the heating system and domestic hot water, integrated fridge, freezer and dishwasher, range cooker (included within the sale) with feature glass splashback and extractor hood above, double glazed window to the side, wood effect laminate flooring, recessed ceiling spotlights.

#### DINING AREA

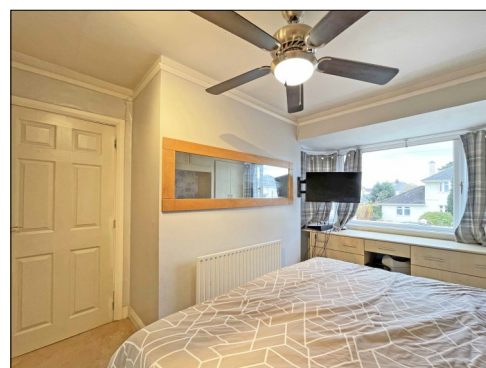
**2.32m (7'7") x 1.75m (5'9")**

With double glazed window to the rear overlooking the garden, wood effect laminate flooring.

#### UTILITY

**2.07m (6'10") x 1.80m (5'11")**

Currently housing the upright fridge/freezer, washing machine and tumble dryer, with double glazed windows to the side and rear, radiator, wood effect laminate flooring, recessed ceiling spotlights, door into the porch.



### PORCH

With door and steps descending to the rear garden.

### DOWNSTAIRS WC

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

### FIRST FLOOR

#### LANDING

With obscure double-glazed window to the side, radiator, stairs rising to the second floor landing.

#### BEDROOM 2

**4.33m (14'3") max x 3.47m (11'5") max**

A double bedroom with double glazed bay window to the front, fitted bedroom suite comprising built-in wardrobes with hanging rail, shelving and overhead storage cupboards, radiator.

#### BEDROOM 3

**4.01m (13'2") x 2.64m (8'8")**

Another double bedroom with double glazed window to the rear, radiator.

#### BEDROOM 4

**3.83m (12'7") x 2.07m (6'9")**

A third double bedroom with double glazed windows to the side and rear, built in storage cupboard, radiator.

#### BEDROOM 5

**2.64m (8'8") x 2.62m (8'7") max**

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

### FAMILY BATHROOM

**2.42m (7'11") x 1.66m (5'5")**

Fitted with a three-piece suite comprising panelled bath with independent electric shower above, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double-glazed window to the side, radiator.

### SECOND FLOOR

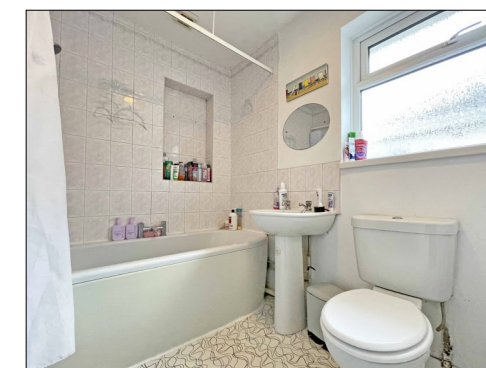
#### LANDING

With double glazed window to the side, door to bedroom 1.

#### BEDROOM 1

**5.76m (18'11") x 2.64m (8'8")**

A fourth double bedroom with partially sloping ceilings, skylight window to the front, double glazed window to the rear enjoying the open outlook, built-in wardrobes and drawer storage, radiator, walk-in wardrobe, door into the en-suite.



### EN-SUITE

**1.85m (6'1") x 1.55m (5'1")**

Fitted with a three-piece suite comprising vanity wash hand basin with cupboard storage below, shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, extractor fan, shaver point and light, radiator.

### ANNEXE

To the side of the house a gate and pathway lead to the entrance to the self-contained annexe.

### ENTRANCE

A uPVC door opens into the kitchen.

### KITCHEN AREA

**2.70m (8'10") x 1.46m (4'10")**

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, double glazed window to the front, tiled flooring, recessed ceiling spotlights, extractor fan, door into the living area.

### LIVING AREA

**2.48m (8'2") x 2.47m (8'1")**

With radiator, wood effect laminate flooring, open plan into the bedroom area, door to the wet room.

### WET ROOM

Fitted with a three-piece suite comprising shower area, pedestal wash hand basin, low-level WC, extractor fan, tiled surround.

### BEDROOM AREA

**2.70m (8'10") x 1.89m (6'2")**

With double glazed window to the rear, built in wardrobes.

### OUTSIDE:

#### FRONT

The front of the property is approached by a double width driveway which leads to the main entrance. To the right side a gate and pathway leads to the self-contained annexe.

#### REAR

The rear garden is a particular feature of the property and measures **7.79m (25'7") max at widest x 37.79m (124') max at longest**. The majority of the garden is laid lawn with two lower garden areas which back onto fields behind, all enclosed by wooden fencing.

#### AGENT'S NOTE

We're informed the property is on a septic tank. We recommend that potential purchasers inform their mortgage company and legal advisor of this fact, alongside the property having an annexe, prior to commencing a purchase.