

## Contact us

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Plymouth  
PL4 7AA

**(01752) 514500**

**North Plymouth and  
Residential Lettings Office**

56 Morshead Road  
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**(01752) 772846**

## Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

## Website

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

## Opening Hours

**Monday - Friday**

**9.15am—5.30pm**

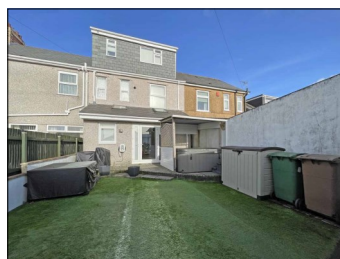
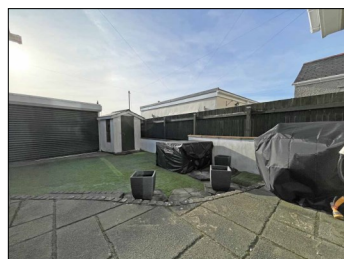
**Saturday**

**9.00am—4.00pm**

(Central Plymouth Office Only)

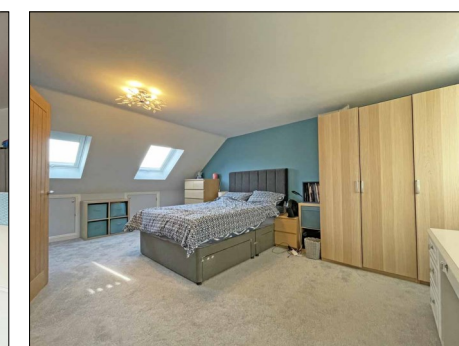
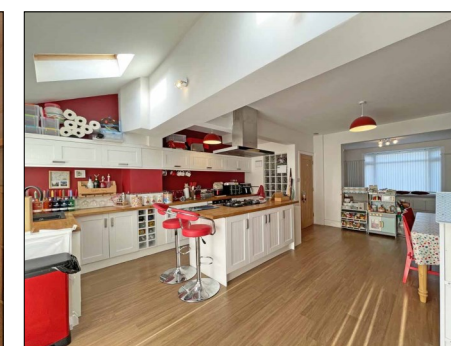
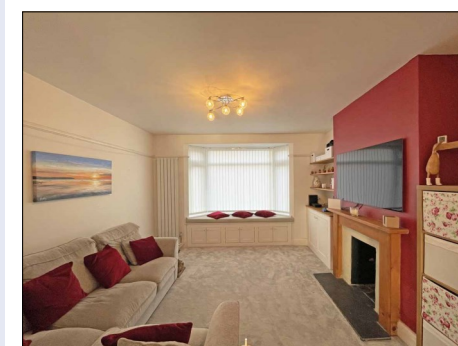
**Our Property Reference:**

**05/B/25 5641**



# PLYMOUTH HOMES

ESTATE AGENTS



**28 Fort Austin Avenue, Crownhill,  
Plymouth, PL6 5JN**

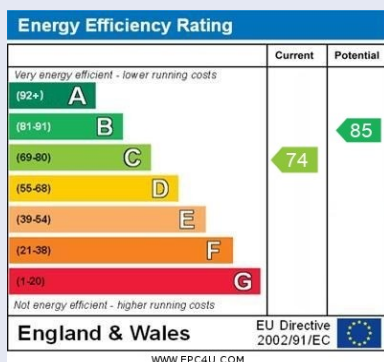
**POPULAR LOCATION  
FOUR BEDROOMS  
BAY FRONTED LOUNGE  
KITCHEN/DINING AREA  
BATHROOM & EN-SUITE  
SOUTH FACING GARDEN**

*We feel you may buy this property because...*  
'Of the popular residential location and spacious accommodation on offer.'

**Offers In Excess Of  
£300,000**

## 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.



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



**Number of Bedrooms**  
Four Bedrooms

**Property Construction**  
Solid Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Private Hardstanding

**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: £5,000  
Second Home or Investment Property: £20,000

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

**What3words Location**  
///tips.bags.scores

**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 home is arranged over three floors and located within proximity to Crownhill village with its shops and amenities. Internally the accommodation boasts a bay fronted lounge, feature open plan reception space incorporating the kitchen and dining area. There are four bedrooms (three large doubles) and a useful fourth single bedroom which is currently used as a home office/workspace. There is also family bathroom on the first floor and the main bedroom boasts an en-suite shower room. Further benefits include double glazing, central heating and externally there is a southerly facing rear garden/car hardstanding with an EV charging point and a hot tub which could be included subject to negotiations. Plymouth Homes advise an early viewing to fully appreciate this well-presented and perfect family home.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

Entry is via a part glazed, composite front door opening into the entrance hall.

**ENTRANCE HALL**

With double glazed window to the front, glass block window to the kitchen, radiator, stairs rising to the first-floor landing with under-stairs storage cupboard, door opening into the kitchen/dining room.

**KITCHEN/DINING ROOM**

**5.76m (18'11") max x 5.41m (17'9") max**  
A feature sized reception space fitted with a matching range of base and eye level units with worktop space above, sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, fitted electric oven, island unit/breakfast bar with inset five ring hob and stainless-steel cooker hood above, wood effect flooring, double glazed windows to the rear, two skylight windows, uPVC glazed door to the garden, radiator, open plan into the living room.

**LIVING ROOM**

**4.49m (14'9") x 3.91m (12'10")**  
Another good-sized reception space with double glazed bay window to the front, decorative fireplace, picture rail, built in storage cupboard into alcove, radiator, picture rail.



**FIRST FLOOR**

**LANDING**

With stairs rising to the second floor.

**BEDROOM 2**

**4.41m (14'5") x 3.81m (12'6")**  
A good-sized double bedroom with double glazed bay window to the front, picture rail, radiator.

**BEDROOM 3**

**3.79m (12'5") x 3.45m (11'4")**  
A second double bedroom with double glazed window to the rear, built in cupboard housing the wall mounted boiler serving the heating system and domestic hot water, picture rail, radiator.

**BEDROOM 4/OFFICE**

**2.25m (7'5") x 1.90m (6'3")**  
A single bedroom currently used as a home office/workspace, with double glazed window to the front, picture rail, radiator.

**BATHROOM**

Fitted with a three-piece suite comprising panelled bath with fitted shower above, low-level WC, wash hand basin, radiator/towel rail, splashbacks, mirrored cabinet, two double glazed windows to the rear.

**SECOND FLOOR**

**LANDING**

With door into bedroom 1.



**BEDROOM 1**

**5.92m (19'5") x 4.27m (14')**  
A lovely large double bedroom with two skylight windows, double glazed window to the rear, radiator and door opening into the en-suite shower room.

**EN-SUITE SHOWER ROOM**

Fitted with a three-piece suite comprising corner shower cubicle with fitted rainfall shower above and separate hand shower attachment, vanity wash hand basin, low-level WC, extractor fan, wall mounted mirrored cabinet, double glazed window to the rear, radiator.

**OUTSIDE:**

**FRONT**

The front of the property is approached via a gate and brick paved garden area leading to the covered main entrance.

**REAR**

The rear of the property opens to a south facing garden measuring **6.04m (19'10") max in width x 8.50m (27'11") max in length**. The garden comprises paved seating area adjoining the property with a covered area for a hot tub (is available subject to further negotiations). The remaining garden offers an area of artificial lawn which also doubles as a car hardstanding with a wall mounted EV charging point, storage shed and electric roller garage door giving access to the rear service road.