



Austin Avenue, Plymouth



**Guide price £230,000**

- Semi-detached family home
- Three bedrooms
- Enclosed private garden
- Summer House
- Modern kitchen
- Downstairs shower room
- Freehold
- EPC rating C



This beautifully presented three bedroom semi-detached home is ideally located in the residential area of North Prospect, making it a perfect choice for first-time buyers and growing families alike.

The property offers well-proportioned accommodation throughout, featuring a modern fitted kitchen and a contemporary fully tiled shower room, both finished to a high standard. The shower room comprises a walk-in shower with power shower head, low-level WC with push flush, contemporary hand basin and heated towel rail.

The kitchen is fitted with stylish grey panelled units and drawers, complemented by oak-effect worktops, along with an integrated oven, hob and extractor.

The home has been lovingly maintained with high-quality decoration throughout and gas central heating with radiators to all rooms.

To the rear, the enclosed garden provides a private and peaceful outdoor space, finished with gravel and patio areas and of a good overall size. A charming summer house offers an ideal space for relaxing, entertaining, or a hobby room. There is also convenient side access from the front of the property to the rear garden.



The accommodation includes two generous double bedrooms and a well-sized single bedroom. To the front, the property benefits from private frontage along with convenient on-road parking.

Situated within a friendly community and close to local amenities, schools and transport links, this delightful home represents an excellent opportunity to secure a stylish property in a sought-after location.

Tenure - Freehold

Council tax band - A

EPC rating - C

Agency note: The Vendor of the property is a relative of the Franchise Director of Northwood Plymouth.

#### Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.

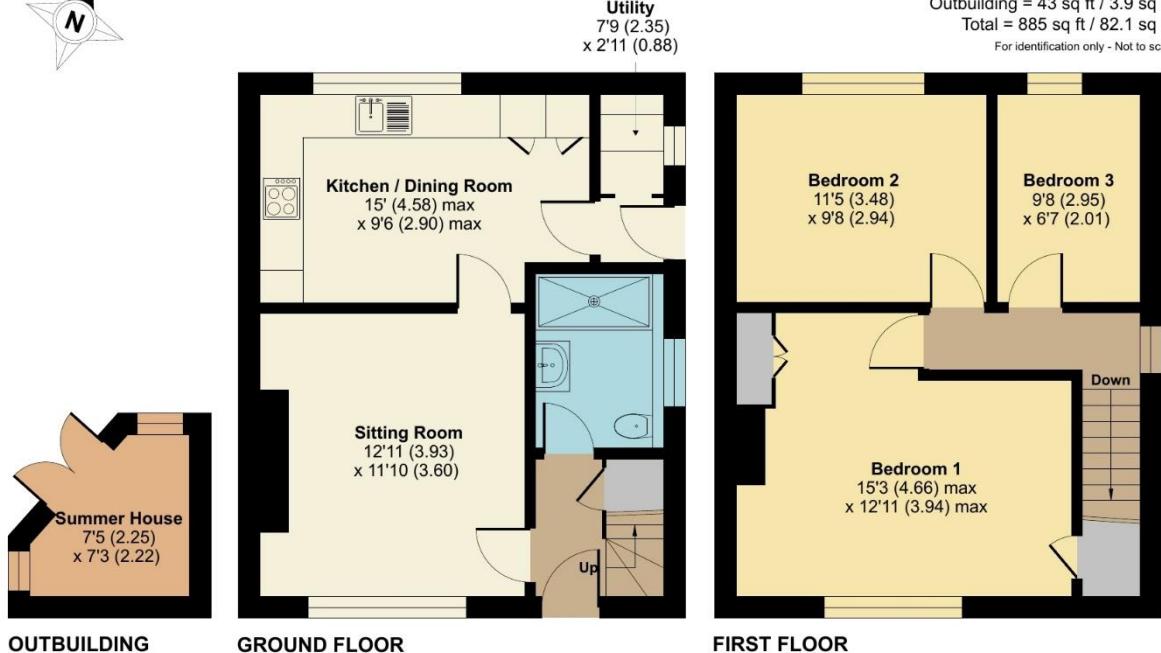
If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



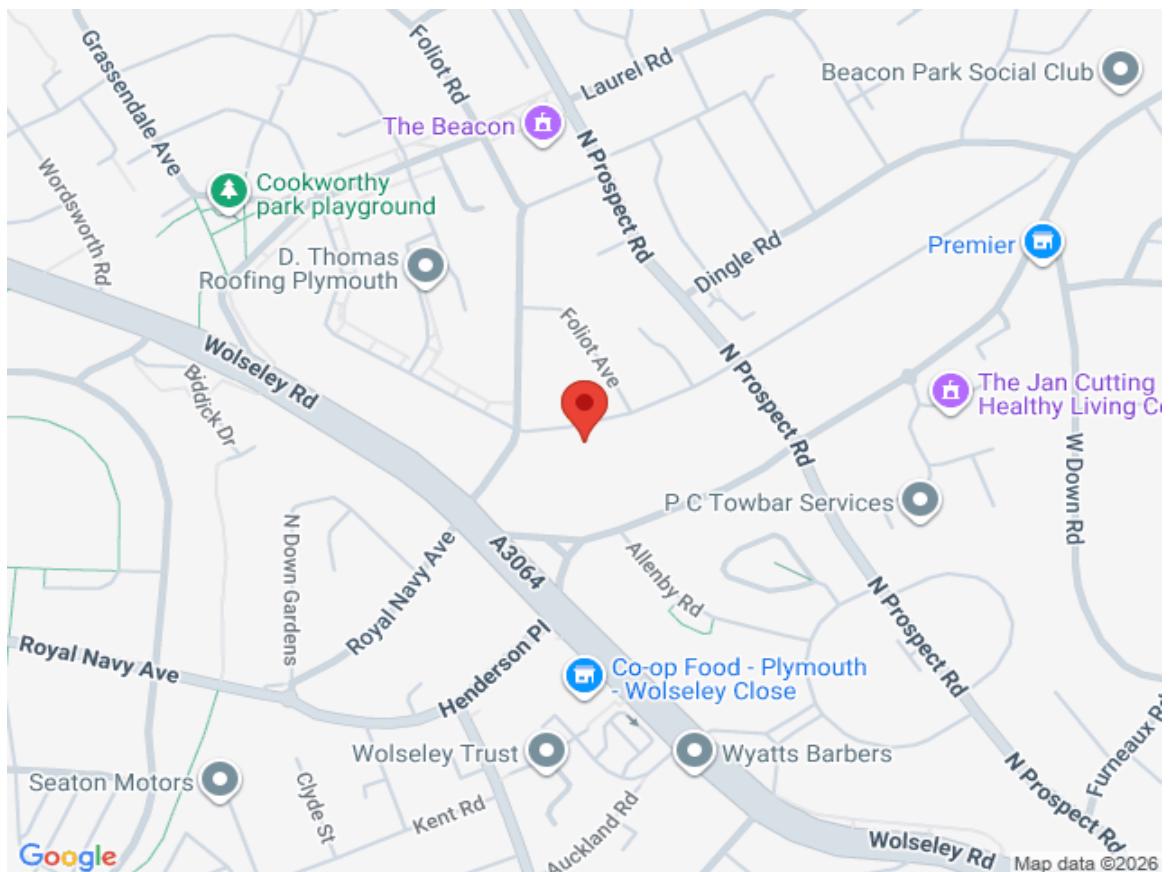


## Austin Avenue, Plymouth, PL2

Approximate Area = 842 sq ft / 78.2 sq m  
Outbuilding = 43 sq ft / 3.9 sq m  
Total = 885 sq ft / 82.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Northwood. REF: 1396322





Northwood Plymouth Limited

01752 674 404  
plymouth@northwooduk.com