



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.

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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.



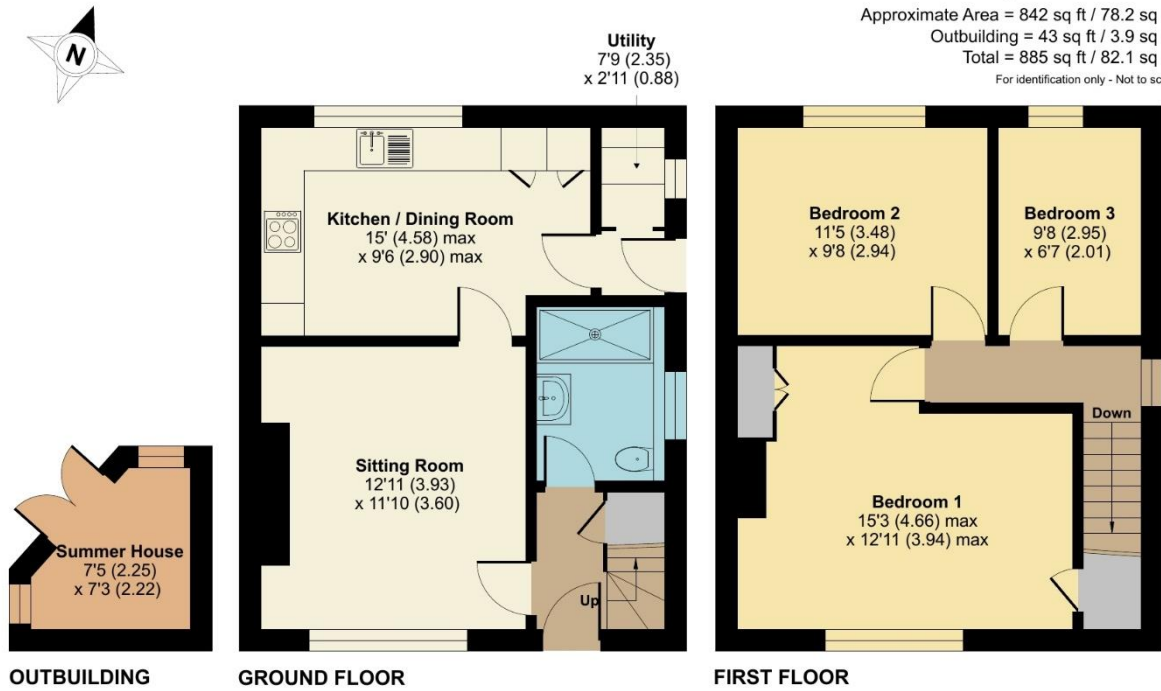
Austin Avenue, Plymouth, PL2

Approximate Area = 842 sq ft / 78.2 sq m

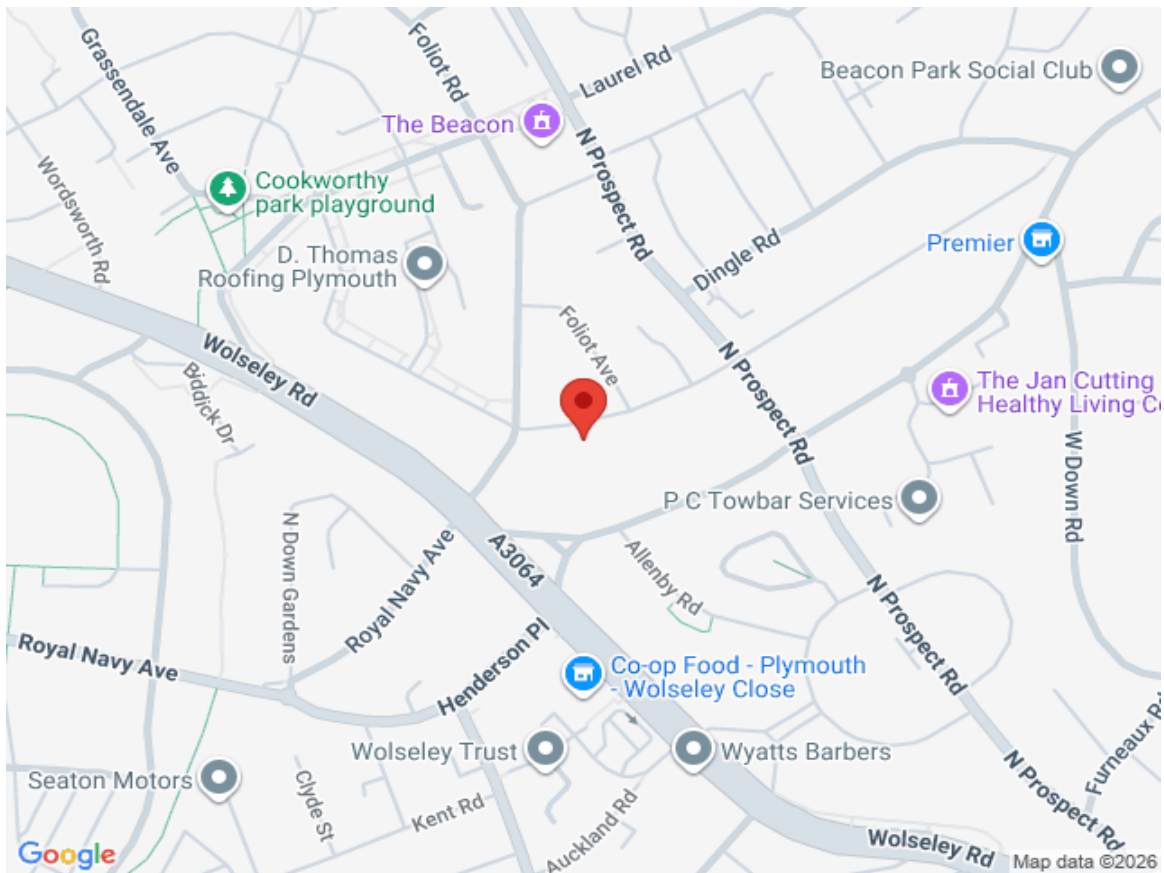
Outbuilding = 43 sq ft / 3.9 sq m

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). © nitchcom 2026. Produced for Northwood. REF: 1396322



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		