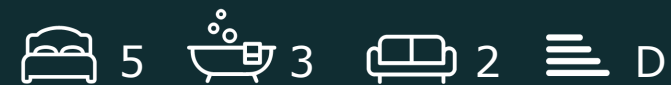


DC
LANE

SELL • LET • MANAGE

Fort Austin Avenue, Plymouth, PL6 5NR

£420,000 Freehold





Fort Austin Avenue

Plymouth, PL6 5NR

- Semi Detached Family Home
- Five Bedrooms
- Spacious Kitchen/Dining Room
- Multi Vehicle Driveway
- Flexible Versatile Accommodation
- Separate Self Contained Annexe
- Crownhill Location
- Bathroom & En Suite
- Generous Rear Garden
- Council Tax Band C

DC Lane are delighted to present this substantial five bedroom semi detached family home, ideally positioned within the popular and sought after residential area of Crownhill and benefits from convenient access to local amenities, excellent schools and transport links,

Offering generous and highly adaptable accommodation, this impressive property combines a spacious five bedroom family home with a separate self contained one bedroom annexe, creating an exceptional opportunity for those seeking flexibility, privacy and space under one roof.

The property's versatile arrangement is particularly well suited to multi generational living, providing an ideal solution for families wishing to live together while maintaining a valuable degree of independence. The separate apartment could equally accommodate extended family, adult children, visiting guests or those requiring their own private living environment, making this a home capable of adapting to a variety of changing circumstances.

The main residence opens into a welcoming lounge, featuring a fireplace and providing a comfortable central living space. A separate WC serves the ground floor, while the generously proportioned kitchen/breakfast room is fitted with matching wall and base units and provides a practical setting for everyday family life. Upstairs, the main house offers five bedrooms over two storeys serviced by a bathroom and master bedroom en suite shower room.

The apartment provides its own kitchen and living area, together with a bedroom featuring built in storage and a dedicated wet room.

Externally, there is a particularly large rear garden lawned and paved for various zoned areas and to the front, a substantial multi vehicle driveway provides valuable off road parking.

A substantial and adaptable home offering space, privacy and genuine flexibility in a well established Plymouth location, this is a property that offers considerably more than a conventional family home and a viewing is recommended.

£420,000



Ground Floor

Lounge 11'3" x 18'5" (3.44 x 5.62)

Kitchen/Dining Room 17'9" x 15'0" (5.42 x 4.58)

First Floor

Bedroom Two 8'3" x 13'4" (2.54 x 4.08)

Bedroom Three 8'9" x 12'9" (2.69 x 3.91)

Bedroom Four 8'5" x 13'1" (2.57 x 3.99)

Bedroom Five 8'11" x 7'8" (2.72 x 2.34)

Second Floor

Bedroom One 13'5" x 21'0" (4.10 x 6.42)

En Suite 5'0" x 6'0" (1.54 x 1.85)

Annexe

Lounge 8'9" x 8'2" (2.68 x 2.50)





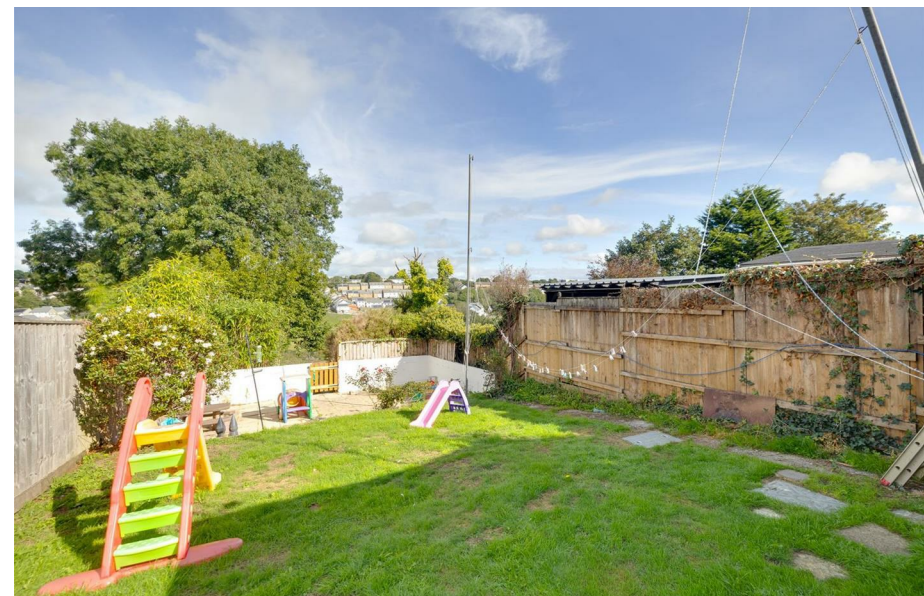
Kitchen	8'9" x 4'9" (2.68 x 1.46)
Bedroom	8'9" x 7'3" (2.68 x 2.22)
Wet Room	4'9" x 5'1" (1.45 x 1.55)

Directions

From the DC Lane office turn left onto Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 4th exit onto the A386 slip road 0.3 mi Merge onto Manadon Hill/A386 Continue to follow A386 0.4 mi Take the B3373 exit towards Tamerton Foliot 0.1 mi At the roundabout, take the 1st exit onto Budshead Way/B3873 0.1 mi Slight left onto Crownhill Rd/B3413 358 ft Continue straight to stay on Crownhill Rd/B3413 Continue to follow B3413 0.5 mi the property can be found on the left.

Council Tax Band: C

Scan for Material Information





Ground Floor

- Lounge: 3.44 x 5.62m (11'3" x 18'5")
- Kitchen / Diner: 5.42 x 4.58m (17'9" x 15'0")
- WC: 0.77 x 1.26m (2'6" x 4'2")
- Hallway

First Floor

- Bedroom 1: 4.10 x 6.42m (13'5" x 21'1")
- Bedroom 2: 2.54 x 4.08m (8'4" x 13'5")
- Bedroom 3: 2.69 x 3.91m (8'10" x 12'10")
- Bedroom 4: 2.57 x 3.99m (8'5" x 13'1")
- Bedroom 5: 2.72 x 2.34m (8'11" x 7'8")
- Bathroom: 1.77 x 2.14m (5'10" x 7'0")
- Landing
- Annexe:
 - Annexe Bedroom: 2.68 x 2.22m (8'9" x 7'3")
 - Annexe Lounge: 2.68 x 2.55m (8'9" x 8'2")
 - Annexe Kitchen: 2.68 x 1.46m (8'9" x 4'10")
 - Wet Room: 1.45 x 1.55m (4'9" x 5'1")

Second Floor

- Bedroom 1: 4.10 x 6.42m (13'5" x 21'1")
- Ensuite: 1.54 x 1.85m (5'1" x 6'1")

Total Area: 167.8 m² ... 1806 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please contact our DC Lane, Plymouth Office on 01752 874242
if you wish to arrange a viewing appointment for this property or require further information.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	67	74	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		