



**Connells**

Austin Avenue  
Plymouth



## Property Description

This well-presented three-bedroom home offers comfortable and practical accommodation arranged over two floors, making it suitable for families, first-time buyers, or investors.

The ground floor features a welcoming living space with a feature fireplace, alongside a fitted kitchen providing ample storage and worktop space. There are also useful built-in storage cupboards and a ground floor shower room with a walk-in shower and wash basin, adding everyday convenience.

To the first floor are three bedrooms, offering flexibility for family living, guests, or home working.

The property benefits from double-glazed windows and gas central heating throughout, along with the added reassurance of a new roof installed less than one month ago.

Externally, there is an enclosed garden providing private outdoor space, off-road parking to the front, and a widened side path improving access.

Overall, this is a practical and well-maintained three-bedroom home offering comfortable living space, outdoor areas, and off-road parking in a convenient residential location.

## Front Of House

To the front is a paved off-road parking area, enclosed by low concrete walls that clearly define the plot. A gated side access path runs alongside the property.

## Hallway

Upon entrance, stairs leading to first floor. White radiator. Under-stairs storage cupboard. Door leading to shower room. Double glazing window to the side elevation.

## Shower Room

The walls are fully tiled with white ceramic tiles. Walk-in shower area fitted with an electric shower unit, complete with an adjustable handheld shower head. A fold-down shower seat and support grab rails. White wall-mounted wash basin. Obscured double glazing window to the side elevation. Close coupled toilet.

## Lounge

13' 1" x 12' ( 3.99m x 3.66m )

Double glazing window to the front elevation. White radiator. A feature fireplace sits centrally along one wall, comprising a wood-effect surround, tiled inset.

## Kitchen/Diner

16' 1" x 10' ( 4.90m x 3.05m )

A range of matching wall and base units with worktops above. Double glazing window to the rear elevation. Cooker point. Stainless steel sink and drainer with dual mixer tap. Under-counter space for washing machine. Space for fridge/freezer. Simple, white square ceramic tiles, laid in a classic grid pattern. Door leading to WC and rear garden.

## W.C

Close-coupled toilet. The walls are finished with marble-effect wall panels in soft grey tones.

## First Floor

### Bedroom 1

15' 3" x 13' 3" ( 4.65m x 4.04m )

Built in storage cupboard. Double glazing window to the front elevation. White radiator.

### Bedroom 2

11' 7" x 9' 8" ( 3.53m x 2.95m )

Double glazing window to the rear elevation. White radiator.

### Bedroom 3

9' 8" x 6' 8" ( 2.95m x 2.03m )

Double glazing window to the rear elevation. White radiator.

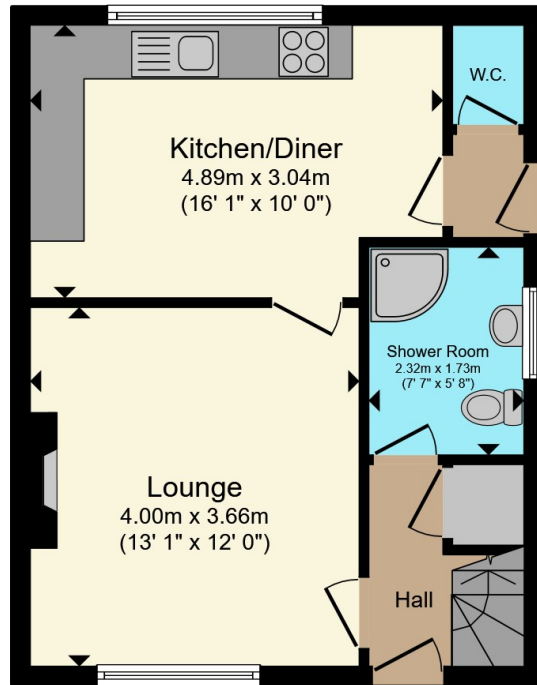
## Rear Garden

The rear garden is rectangular and enclosed by stone boundary walls on both sides. The garden is mainly laid to grass, offering a usable outdoor space. Within the garden are low, raised stone features,

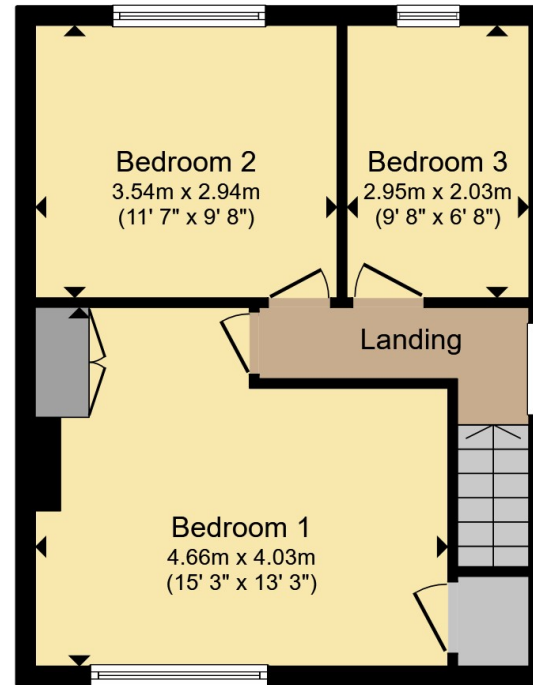








**Ground Floor**



**First Floor**

Total floor area 78.4 m<sup>2</sup> (844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeaux@connells.co.uk](mailto:stbudeaux@connells.co.uk)**

15 Victoria Road St Budeaux  
PLYMOUTH PL5 1RW

EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/SBU109827](http://connells.co.uk/Property/SBU109827)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU109827 - 0004