

DC
LANE

SELL • LET • MANAGE



Fort Austin Avenue, Plymouth, PL6 5TG

Offers Over £375,000 Freehold





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Fort Austin Avenue

Plymouth, PL6 5TG

- Detached Family Home
- Two Reception Rooms
- Well Presented Throughout
- Balcony, Front & Rear Gardens
- Double Driveway & Garage
- Three Bedrooms
- Egguckland Location
- Utility Room
- South Facing Elevated Views
- Council Tax Band D

DC Lane are thrilled to present to the market this superb detached family home been in highly sought after location of Egguckland, ideally located for excellent local schooling, local amenities and with easy access to the A38 and all major routes.

Offering versatile ideal family living and entertaining space one of the standout features of this property is it's unique reverse storey layout, allowing you to take full advantage of the elevated views over the countryside from the reception rooms. The accommodation comprises of hallway with glass balustrade opening into the generous lounge and leading through to the well equipped fitted kitchen with abundance of cabinets and door leading from the dining area onto the south facing balcony a wonderful spot to enjoy a morning coffee or evening tippie as bathed in sunlight for most of the day. Stairs lead to the lower ground floor with three good sized double bedrooms serviced by a well appointed bathroom and w/c. There is a convenient utility room adding functionality as well placed close to the bedrooms.

Externally there is a stone storage shed, rear decked terrace a wonderful space for hosting a summer barbecue and lawned area enclosed by timber fencing. With magnolia and Mexican orange blossom trees the garden is awash with colour and with external electric ideal for a hot tub, various seating areas for different moods and occasions, this certainly is a garden for enjoyment. A charming spiral staircase leads up to the balcony and a path runs along the side of the property to the low maintenance tiered front garden. With a double width driveway and integral garage there are multiple vehicle parking options.

This delightful family home is deceptively spacious and with splendid rear views and private mature garden, we believe it lends itself to families looking for well proportioned accommodation close to excellent schooling – a viewing is highly recommended, an exceptional home in an enviable location.



Ground Floor

Lounge	15'8" x 11'8" (4.80 x 3.58)
Dining Room	9'9" x 9'10" (2.99 x 3.01)
Kitchen	9'9" x 9'0" (2.99 x 2.76)
Balcony	10'0" x 4'1" (3.07 x 1.25)
Garage	8'5" x 15'11" (2.59 x 4.86)

Lower Ground Floor

Bedroom One	13'10" x 10'2" (4.23 x 3.12)
Bedroom Two	12'0" x 10'2" (3.68 x 3.12)
Bedroom Three	6'6", 324'9" x 10'0" (2,99 x 3.06)
Bathroom	8'10" x 5'8" (2.71 x 1.74)
WC	5'6" x 2'7" (1.70 x 0.81)
Utility Room	8'10" x 6'5" (2.71 x 1.98)



Directions

From the office Turn right onto Mannamead Rd/B3250 0.4 mi Turn right onto Eggbuckland Rd 0.4 mi At the roundabout, take the 2nd exit and stay on Eggbuckland Rd 0.2 mi At the roundabout, take the 1st exit and stay on Eggbuckland Rd 0.4 mi At the roundabout, take the 1st exit and stay on Eggbuckland Rd Go through 1 roundabout 0.3 mi At the roundabout, take the 2nd exit onto Shallowford Rd 0.2 mi Turn right onto Fort Austin Ave and the property will be found on the right 0.2 mi

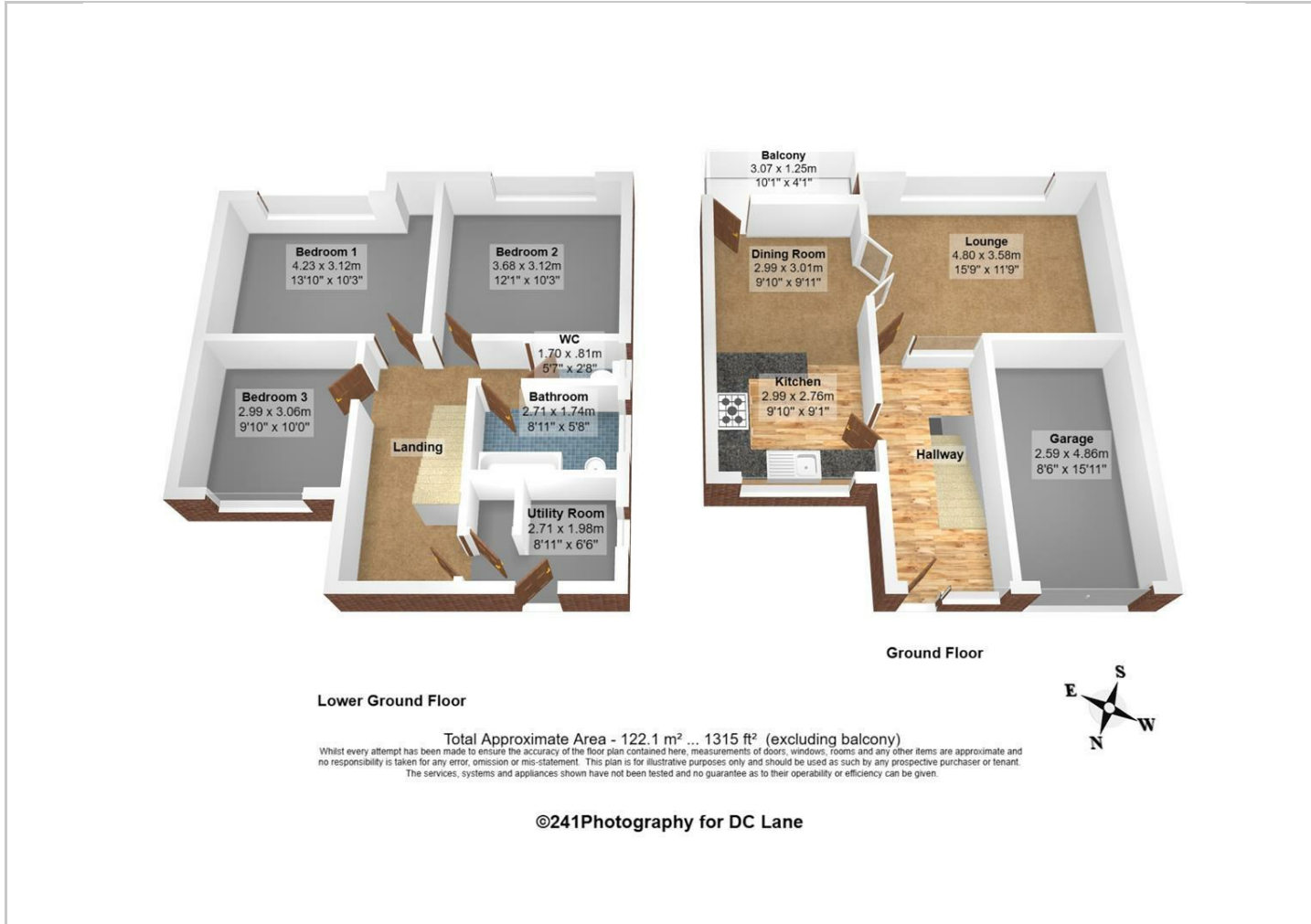
Council Tax Band: D

Scan for Material Information





Floor Plans

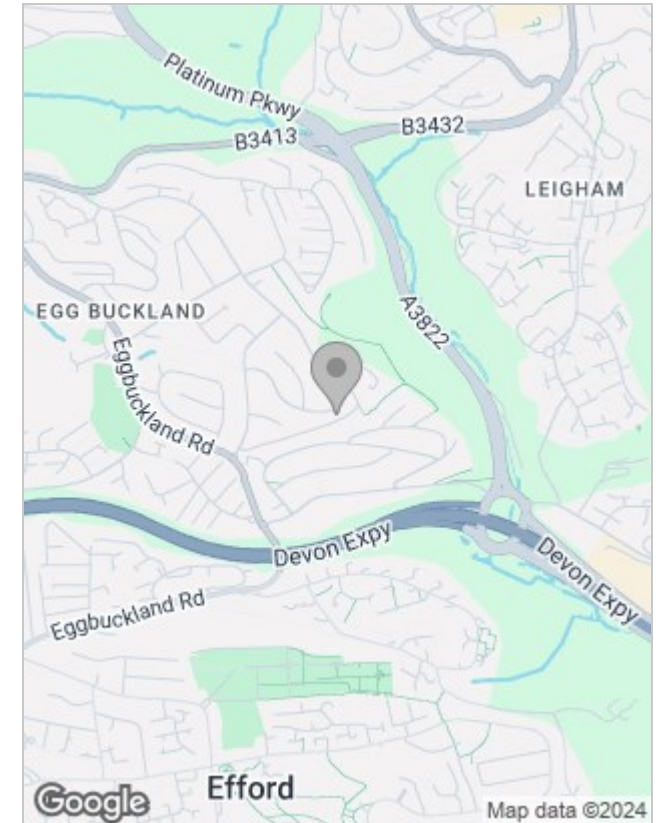


Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

