

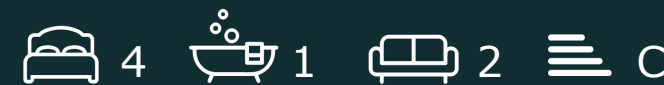
DC  
LANE

SELL • LET • MANAGE



Austin Crescent, Plymouth, PL6 5QT

£230,000 Freehold





£230,000

# Austin Crescent

Plymouth, PL6 5QT

- Semi Detached Family Home
- Four Bedrooms
- Popular Eggbuckland Location
- Elevated Views
- No Onward Chain
- Arranged Over Three Storeys
- Spacious Accommodation
- Multi Use Garden
- Off Road Parking
- Council Tax Band C

DC Lane are thrilled to offer a well presented and spacious semi detached home in popular Eggbuckland which offers excellent schools, local amenities and easy access to the A38 offering great transport links into Plymouth and Cornwall.

Offering ideal family living and entertaining space this superb property is arranged over three storeys and is flooded with natural light throughout. The welcoming hallway opens into a lovely reception room with far reaching views over the local area can be enjoyed and bedroom four, an ideal work from home space or playroom. Stairs lead down to a well appointed kitchen benefiting from an abundance of cabinets providing plentiful storage, a breakfast bar and large dining area with patio doors to the rear garden. To the first floor there are three bedrooms serviced by a bathroom with shower over the bath.

The rear garden has been usefully divided to create different zones perfect for family entertainment including two decked terraces and also benefits from pedestrian access to the front. There is also an off road parking space.

We believe this splendid property is attractive to families, due to the catchment area for excellent local schools and couples alike. With no onward chain the enviable location completes the appeal of this beautiful home.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge 12'4" x 16'0" (3.78 x 4.90)

Bedroom Four 8'2" x 9'10" (2.50 x 3.02)

WC 6'0" x 2'10" (1.83 x 0.88)

## Lower Floor

Kitchen/Diner 12'4" x 26'6" (3.78 x 8.10)

## First Floor

Bedroom One 12'4" x 9'1" (3.76 x 2.78)

Bedroom Two 6'2" x 12'5" (1.88 x 3.80)

Bedroom Three 5'10" x 9'5" (1.80 x 2.88)

Bathroom 6'2" x 6'10" (1.88 x 2.09)





## Directions

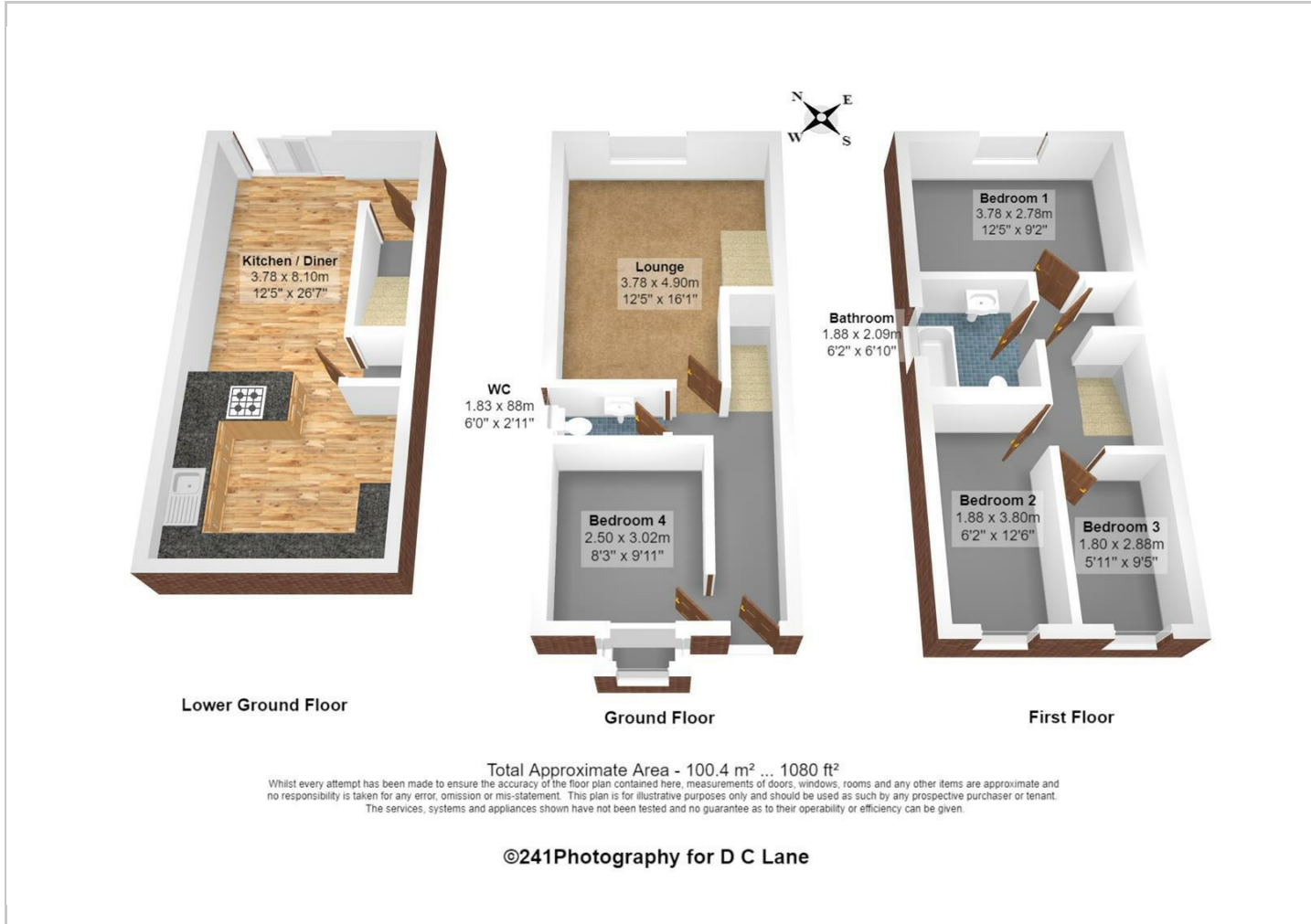
Head south on Mutley Plain to Mannamead Road and continue for 0.4 mi, turn right onto Egguckland Road and continue for 0.4 mi, at the roundabout take the 2nd exit and stay on Egguckland Road. At the next roundabout take the 1st exit and stay on Egguckland Road, Go through 1 roundabout 0.3 mi At the roundabout, take the 2nd exit onto Shallowford Rd 0.3 mi Turn left onto Fort Austin Ave 0.1 mi Turn right onto Austin Cres and continue along, the property can be found on the right.

## Council Tax Band:

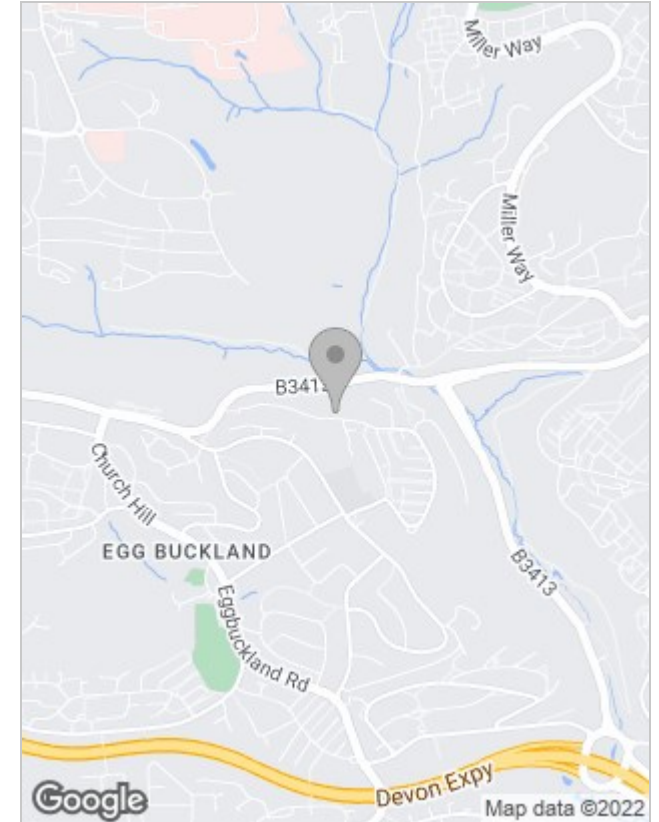




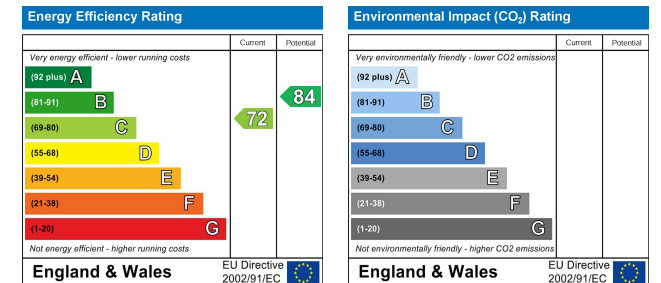
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

**99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ**  
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