



26 Fort Austin Avenue

Crownhill, Plymouth, PL6 5JN

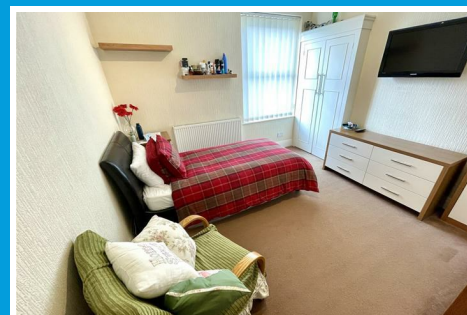
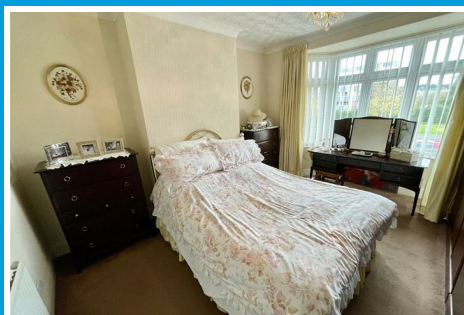
£300,000



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FORT AUSTIN AVENUE, CROWNHILL, PLYMOUTH, PL6 5JN

THE PROPERTY

Built circa.1936 owned for some 50 years. You have looked after, maintained and upgraded the property over the years and it provides a most well presented and comfortably appointed home.

The accommodation on the ground floor with hall, good size front set lounge with bay window and fireplace with gas fire. Running across the rear, a spacious dining room originally two rooms and from here into the kitchen set in the tenement section, modern fitted with quality integrated appliances. The kitchen was installed about six years ago and having features such as a hot water tap and built in TV. At first floor level, the landing gives access to three good size bedrooms, two being spacious doubles, a well appointed modern fitted shower room, installed about 7 years ago.

The property stands on a good size rectangular shape plot at the front, level with a brick paved path and lawn. To the rear, an enclosed walled courtyard with pedestrian gate to the rear service lane and a large garage with power, lighting and sink with hot and cold water supply an inspection pit and high entrance doors.

LOCATION

Occupying a highly convenient position lying within close level walking distance of the facilities found in Crownhill village and the position is also convenient for access into the city and nearby connection to major routes in other directions .

ACCOMMODATION

STORM PORCH

PVC part double glazed door into:

GROUND FLOOR

HALL

16'2" x 6'0" (4.93m x 1.83m)

Picture and dado rail. Staircase with carpeted treads, timber newel post, banister and rails rises to the first floor. Useful.under stairs storage cupboards.

LOUNGE

14'0" x 12'11" max (4.27m x 3.94m max)

Wide bay window to the front elevation. Attractive focal feature fireplace with timber surround, tiled fireback and hearth and fitted gas fire.

DINING ROOM

19'2" x 12'5" max in part 8'10" (5.84m x 3.78m max in part 2.69m)

Two windows overlooking the rear. Fireplace to one end with timber surround, tile fireback and hearth and fitted gas fire. 'Baxi' gas fired boiler behind servicing central heating and domestic hot water. Cupboard/seat with storage under. Door to:

KITCHEN

10'4" x 6'4" (3.15m x 1.93m)

Windows on two sides and a PVC part double glazed back door. A modern fitted kitchen with a good range of cupboard storage set in base units. Work surfaces with matching up stand, inset composite sink with chrome mixer tap and hot and cold water tap. Integrated appliances include 'Neff' induction four ring variable size hob, 'Neff' slimline dishwasher, integrated fridge and 'Neff' dual oven/grill. 'Luxurite' pull down TV. Lighting including ceiling downlighters, pelmet and plinth lighting.

FIRST FLOOR

LANDING

Ceiling light point. Access hatch with pull down ladder to insulated loft, part boarded for storage.

BEDROOM ONE

14'5" x 12'5" max (4.39m x 3.78m max)

Wide bay window to the front elevation. Coved ceiling with light point.

BEDROOM TWO

12'6" x 12'4" max (3.81m x 3.76m max)

Window to the rear. Coved ceiling. Light point. Fitted wardrobe to the left hand side of the chimney breast.

BEDROOM THREE

8'0" x 6'6" (2.44m x 1.98m)

Window to the front. Coved ceiling. Four bulb light point

SHOWER ROOM

Obscure glazed window to the rear. Quality white modern suite with close coupled wc, wall hung vanity wash hand basin with chrome mixer tap and drawers under corner tiled shower with 'Triton 'T100XR' electrically heated shower. Tiled walls and tiled floor. Four ceiling downlighters.

OUTSIDE

The property is set back from the street and pavement by a lawned front garden. A decorative iron gate opens between brick pillars into a level brick paved path leading up to the front door. The front garden with flower border.

To the rear a courtyard garden, low maintenance attractively laid with flagstone paving and a side access pathway leading to a gate opening to the rear. Clothes washing line. Outside power point. Door into:

GARAGE

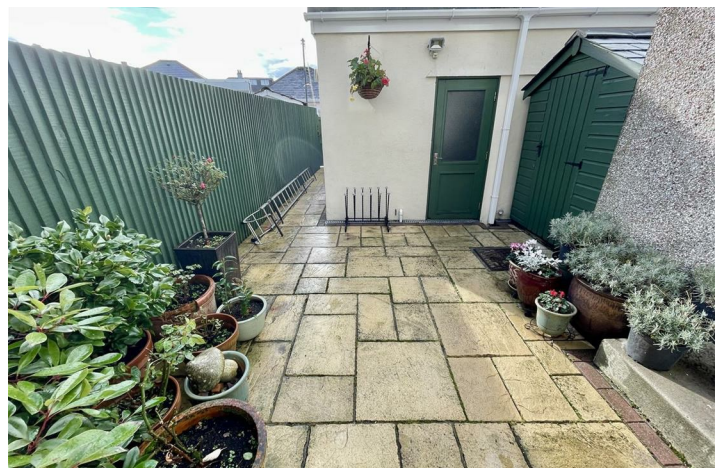
21'0" lonx x 15'0" wide, 10'9" head height (6.40m lonx x 4.57m wide, 3.28m head height)

With tall doors opening onto the road to the rear. Pedestrian door to garden. Lighting. Stainless steel sink with hot and cold supply.

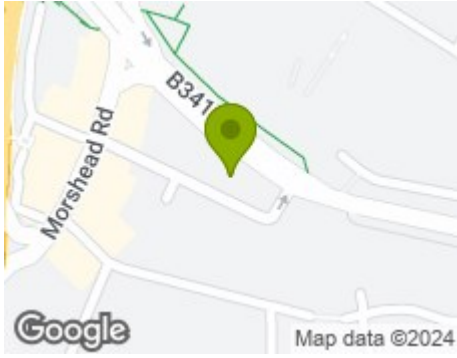
AGENTS NOTE

TENURE: Freehold

COUNCIL TAX BAND: C



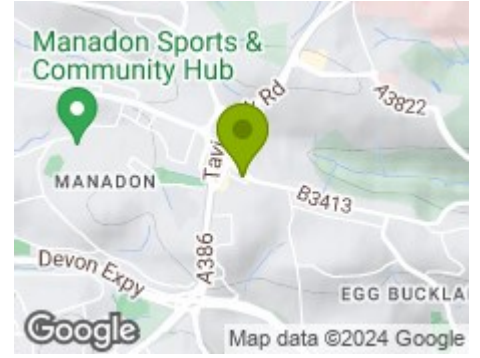
Road Map



Hybrid Map



Terrain Map



Floor Plan

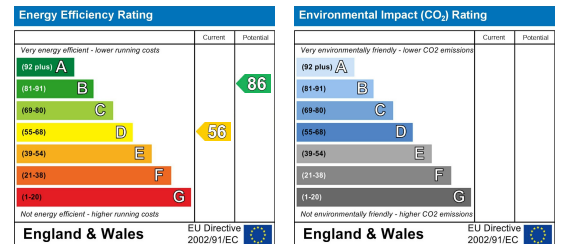


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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