



263 Austin Crescent

Eggbuckland, Plymouth, PL6 5QT

Guide Price £230,000



GUIDE PRICE £230,000 - £240,000. A modern built 3 storey townhouse with flexibility of layout & usage. uPVC double-glazing & gas central heating. On the ground floor the accommodation comprises a large fitted integrated kitchen/dining room. On the first floor a large lounge with picture window to the front & long views, a separate wc & room to the rear which can be variously used as study or bedroom. At second floor level there are 3 bedrooms & a shower room/wc. Occupying a pleasant position with close by on-street parking at the front & private parking space to the rear. A southerly facing enclosed courtyard garden to the rear. Vacant & no onward chain.



AUSTIN CRESCENT, EGGBUCKLAND, PLYMOUTH, PL6 5QT

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LOCATION

Found towards the end of Austin Crescent on the southerly side of the street in this residential area of Eggbuckland bordering on Crownhill. A good variety of local services & amenities nearby. The position is convenient for access into the city & nearby connections to major routes in other directions.

GROUND FLOOR

HALL

Staircase rises to the first floor. Storage cupboard housing gas & electric meters, modern consumer unit.

KITCHEN/DINING ROOM 25' x 12'5 maximum (7.62m x 3.78m maximum)

The kitchen incorporating a 4 ring gas hob with electric oven under & extractor hood over. Sink. Spaces for washing machine & tumble dryer. Sharp upright fridge/freezer.

FIRST FLOOR

LANDING

LOUNGE 17'3 x 12'9 (5.26m x 3.89m)

Picture window to the front. Focal feature fireplace with electric fire.

WC 4'11 x 2'11 (1.50m x 0.89m)

Wash hand basin & wc.

STUDY/BEDROOM FOUR 12'6 x 8'6 (3.81m x 2.59m)

Patio doors to the rear.

SECOND FLOOR

LANDING

Airing cupboard housing the British Gas boiler which services the central heating & domestic hot water.

BEDROOM ONE 12'6 x 9'1 (3.81m x 2.77m)

Various fitted furniture.

BEDROOM TWO 10'11 x 6'2 (3.33m x 1.88m)

Fitted wardrobe.

BEDROOM THREE 7'11 x 6' (2.41m x 1.83m)

Fitted wardrobe & chest of drawers.

SHOWER ROOM

Shower, wc & 'His & Hers' wash hand basin.

EXTERNALLY

LOW MAINTENANCE FRONT & REAR AREAS

WALLED REAR COURTYARD

PRIVATE PARKING SPACE

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

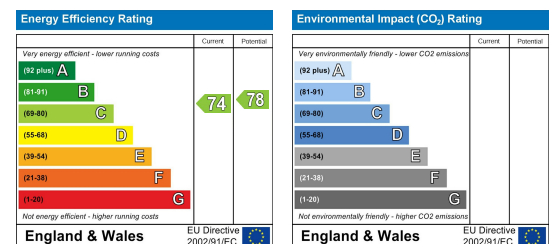


Floor Plans



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Energy Efficiency Graph



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