



270 Fort Austin Avenue

Eggbuckland, Plymouth, PL6 5SR

Offers Over £425,000



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FORT AUSTIN AVENUE, EGGBUCKLAND, PLYMOUTH, PL6 5SR

ACCOMMODATION

Entrance via a uPVC obscured leaded light door which opens into the porch.

PORCH

10'7" x 3'6" (3.23m x 1.07m)

2 uPVC double-glazed windows to front with distant views towards Hemerdon. Wood effect flooring. Obscured uPVC double-glazed window looking into the entrance hall. Fitted shelved shoe cupboard. Obscured uPVC double-glazed door which opens into the entrance hall.

ENTRANCE HALL

10'3" narr 6'3" x 13'0" narr to 3'2" (3.14m narr 1.92m x 3.98 narr to 0.98m)

L-Shaped hallway. Staircase rising to the 1st floor landing with under-stairs storage cupboard. Wood flooring. Doors leading through to the lounge, kitchen, cloakroom & integral garage/store.

CLOAKROOM

5'7" x 3'0" (1.71m x 0.92m)

Matching suite of close coupled wc & wall-mounted wash-hand basin. Ceiling spotlights. Wood flooring.

LOUNGE

13'0" x 10'5" (3.98m x 3.18m)

Dual aspect with uPVC double-glazed window to front. Distant views toward Hemerdon. High level uPVC double-glazed window to side. Covings.

KITCHEN

12'8" x 8'4" (3.88m x 2.55m)

Attractive matching white base & wall-mounted units to include fitted oven & spaces for a dishwasher. Roll-edge laminate work surfaces. Inset 1.5 bowl stainless steel sink unit. 4 ring gas hob with filter hood over. Ceiling spotlights. Open wine rack. uPVC double-glazed window to rear. Grey wood effect flooring. Door opening up into garden room & square arch opens into the dining room.

SNUG/GARDEN ROOM

12'7" x 8'4" (3.86m x 2.55m)

uPVC double-glazed French doors opening out to the rear garden. Covings.

DINING ROOM

10'10" x 7'3" (3.32m x 2.21m)

Grey wood effect flooring. Ample space for dining table. uPVC double-glazed French doors. Windows on either side. Door opens into utility room.

UTILITY

11'2" x 8'4" (3.41m x 2.55m)

Grey wood effect wood flooring. Matching base & wall-mounted units. White high gloss with grey square-edge worktop. Inset sink unit. Position for a washing machine & tumble dryer. Wall-mounted Worcester boiler which is concealed in unit. Door to meter cupboard with shelving. Door into garage/store.

GARAGE/STORE

13'10" x 8'10" (4.23m x 2.71m)

Roller door to the front. Light & power available.

FIRST FLOOR LANDING

7'9" x 7'7" (2.38m x 2.32m)

Access hatch to roof void. Doors leading through to bedrooms & bathroom.

BEDROOM ONE

12'5" x 12'0" (3.8m x 3.67m)

uPVC double-glazed window to front with distant views towards Hemerdon. Square archway opens up into the walk-in wardrobe.

WALK-IN WARDROBE

11'11" x 5'4" (3.65m x 1.64m)

To include an array of fitted bedroom furniture with hanging rails, open shelving & drawer storage. Access hatch to roof void. Ceiling spotlights. Grey wood effect flooring. Door to en-suite.

EN-SUITE

11'11" x 3'10" (3.65m x 1.18m)

Matching suite of fitted shower cubicle with dual shower heads both rainfall & hand-held. Wash-hand basin inset into white high gloss vanity with storage cupboards below. Close coupled wc. Chrome heated towel rail. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to rear.

BEDROOM TWO

13'4" x 8'11" (4.07m x 2.74m)

Dual aspect room with uPVC double-glazed window to front with distant views towards Hemerdon. High level uPVC double-glazed window to side. Fitted wardrobes along one wall with hanging rail shelving & mirrored doors.

BEDROOM THREE

12'6" x 9'0" (3.83m x 2.75m)

uPVC double-glazed window to rear overlooking the garden. Fitted wardrobes with hanging rail shelving running along one wall.

BEDROOM FOUR

8'5" x 7'10" (2.58m x 2.39m)

uPVC double-glazed window to front with distant views towards Hemerdon. Fitted storage cupboard with shelving & hanging rail above stairwell.

BATHROOM

9'5" x 6'1" (2.89m x 1.87m)

Matching suite of separate shower cubicle, panelled bath, pedestal wash-hand basin & close coupled wc. Ceiling spotlights. Chrome heated towel rail. Part tiled walls. Obscured uPVC double-glazed window to rear.

EXTERNALLY

Property sits on a corner plot. Approached via a concrete driveway allowing off-road parking for at least 3 vehicles. Bordered on one side with a section of stone chippings & area of lawn with shrubs. Path runs alongside the property to a wrought iron gate giving access into the rear garden. Alongside the property, the garden is mainly laid to lawn with flower bed & shrub border at one end with a wooden gate giving access into rear garden. To the rear, an enclosed south-facing garden. Steps lead up to main section of garden with paved patio seating area, main garden is laid to lawn. Path runs through garden with a stone chipped area with some inset shrubs & plants. Purpose built BBQ area. Flower beds towards rear boundary. ??? for the property to be extended on, subject to the usual planning conditions.

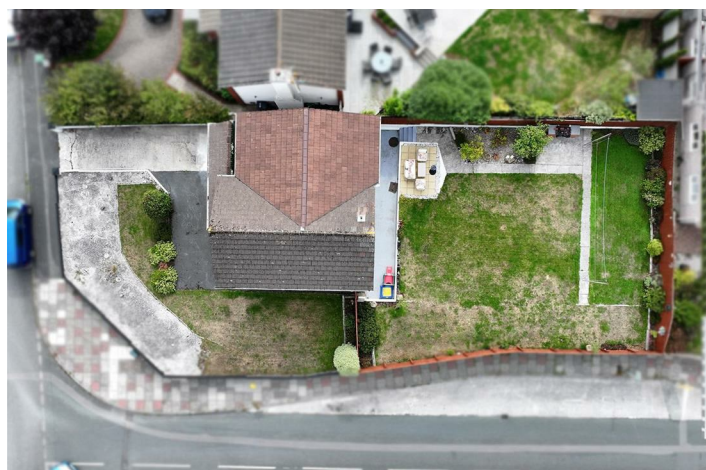
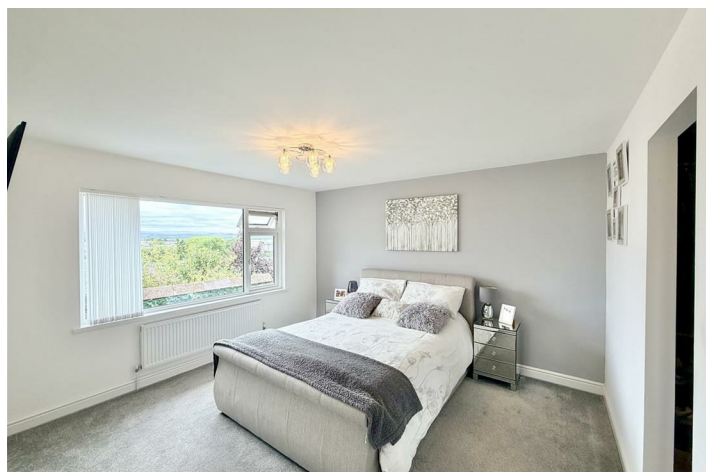
COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map

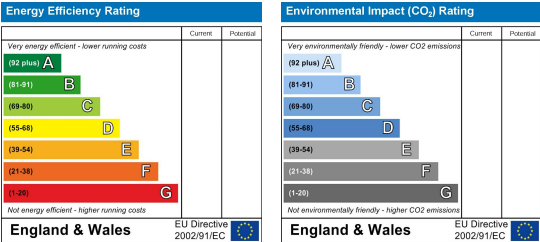


Floor Plan

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.