



## 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.

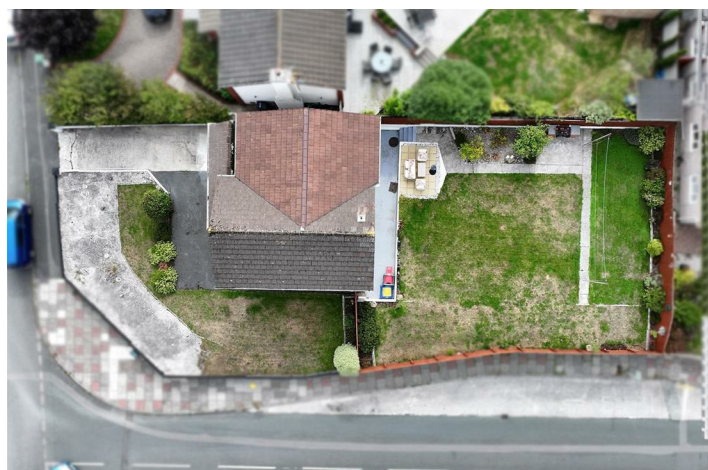
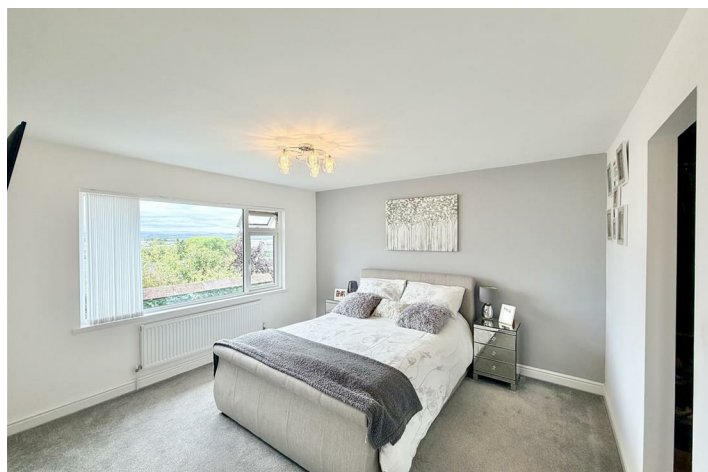
## COUNCIL TAX

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

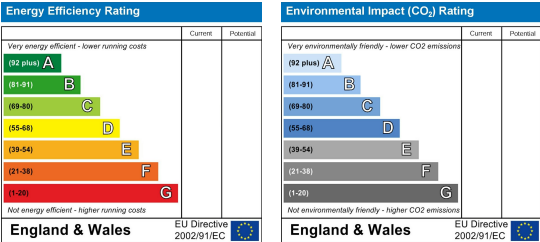


Floor Plan

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



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