Contact us

Central Plymouth Office

22 Mannamead Road

Mutley Plain

Plymouth

PL4 7AA

(01752) 514500

North Plymouth and Residential Lettings Office

56 Morshead Road

Crownhill

Plymouth

PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 2/J/26 6074

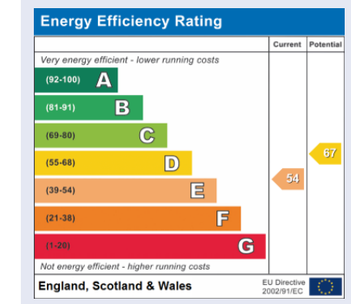







Floor Plans...





Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its

PLYMOUTH HOMES ESTATE AGENTS







SPACIOUS LAYOUT

THREE BEDROOMS

LOUNGE & DINING AREA

SEPARATE KITCHEN

LARGE CONSERVATORY

LARGE REAR GARDEN

NO ONWARD CHAIN

123 Fort Austin Avenue, Crownhill, Plymouth, PL6 5NR

We feel you may buy this property because...

'Of the particularly spacious accommodation on offer and the lovely large garden.'

£375,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Double Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
No

Parking
Driveway and Garage

Outside Space
Large Garden

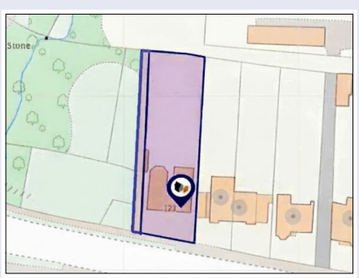
Council Tax Band
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Council Tax Cost 2026/2027
Full Cost: £2,441.85
Single Person: £1,831.39

Stamp Duty Liability
First Time Buyer: £3,750
Main Residence: £8,750
Home or Investment Property: £27,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing…

Located within the popular area of Crownhill, this substantial detached bungalow boasts a very large rear garden, perfect for any keen gardeners or offering the potential to extend, subject to obtaining the relevant permissions. Internally the well-proportioned accommodation offers three good sized bedrooms, a lounge, dining area, kitchen, large conservatory, bathroom and separate wc. Further benefits include double glazing, central heating and externally there is a horseshoe driveway, further driveway parking and access to a good-sized garage. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate this deceptively spacious home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE
Entry is via a uPVC part glazed entrance door opening into the entrance vestibule.

ENTRANCE VESTIBULE
With decorative dado rail, coving to ceiling, door opening into the entrance hall.

ENTRANCE HALL
With built in storage cupboard.

LOUNGE AREA
4.55m (14’11”) x 4.31m (14’2”)
With double glazed bay window to the front, decorative fireplace, radiator, picture rail, coving to ceiling, open plan into the dining area.

DINING AREA
3.65m (12’) x 2.87m (9’5”)
With double glazed windows to the front and side, radiator, wood effect laminate flooring, picture rail, coving to ceiling, door into the kitchen.

KITCHEN
4.18m (13’8”) x 3.02m (9’11”)
A good sized kitchen, fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, wall mounted boiler serving the heating system and domestic hot water, integrated freezer, spaces for fridge and dishwasher, fitted eye level electric double oven and four ring gas hob with pull out cooker hood above, double glazed window into the conservatory, double glazed window to the side, radiator, tile effect laminate flooring, coving to ceiling, doors into the conservatory and entrance hall.











CONSERVATORY
4.76m (15'7") x 4.51m (14'9")
A good sized conservatory, of uPVC construction, with double glazed windows overlooking the rear garden, power points, lighting, radiator, tile effect laminate flooring, uPVC glazed double doors opening to the rear garden.

BEDROOM 3
4.51m (14'10") x 2.41m (7'11")
With double glazed windows to the front and side, built in storage cupboard, radiator, picture rail.

BATHROOM
2.02m (6'8") x 1.85m (6'1")
Fitted with a three-piece white suite comprising, panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, low-level WC, tiled surround, extractor fan, wall mounted mirrored cabinet, obscure double-glazed window to the rear, radiator.

WC
With obscure double-glazed window to the rear and fitted with a two-piece suite comprising vanity wash hand basin with cupboard storage below, low-level WC, tiled splashbacks.

INNER HALLWAY
With double glazed window to the side, radiator, doors to bedrooms 1 and 2.

BEDROOM 1
4.60m (15'1") x 3.32m (10'11")
A lovely large, double bedroom with double glazed window to the side, built-in wardrobes, overhead storage cupboard, dressing table and bedside cabinets, radiator, coving to ceiling, shower cubicle with fitted electric shower over, extractor fan, uPVC double glazed double doors opening to the rear garden onto the decking area.

BEDROOM 2
3.70m (12’2”) x 3.67m (12’)
Another good-sized double bedroom with double glazed window to the side, built in wardrobe, radiator, coving to ceiling.

OUTSIDE:

FRONT
The front of the property is approached via a drive in, drive out horseshoe driveway, with a hedged border and leading to the main entrance. The driveway then follows alongside the left side of the bungalow, offering further parking, and leading onto the garage.

REAR
The large rear garden is a particular feature of the bungalow, measuring roughly **30.48m (100’) in length x 16.15m (53’8’’) in width**. Much of the garden is laid to lawn with a selection of mature trees and shrubs. Adjoining the rear of the bungalow are also decked and paved seating areas, enjoying the garden outlook, and with side access into the garage.

AGENT’S NOTE
Please be aware the property has a septic tank. The left side of the property is also on a separate title from the main bungalow and garden.

The area of land to the left side of the property has had planning permission granted for the construction of two new build detached dwellings with double garages and the formation of a public footpath. Further information on this permission can be viewed via the Plymouth City Council planning portal using the reference 24/00915/FUL

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.





