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

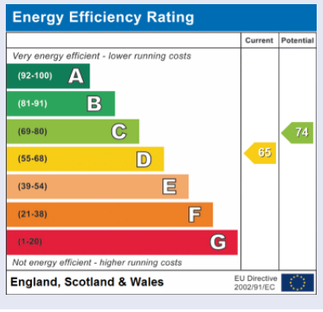
9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference: 10/F/26 5985



Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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 employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES ESTATE AGENTS

THREE BEDROOMS

SEMI DETACHED BUNGALOW

GOOD LOCATION

SOUTHERLY GARDEN

LEVEL PLOT

NO ONWARD CHAIN

VIEWING RECOMMENDED

34 Fort Austin Avenue, Crownhill, Plymouth, PL6 5JN

We feel you may buy this property because…

'The desirable three bedroom extended bungalow is positioned in a very convenient location, close to local amenities and has level gardens and driveway parking.'

Guide Price

£300,000 - £325,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Private Driveway

Outside Space
South Facing Garden

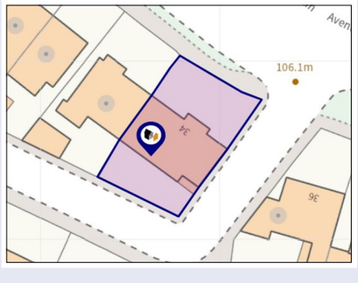
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £5,000
Home or Investment Property: £20,000

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…

This well presented semi detached bungalow is positioned in a highly sought-after location, very close to Crownhill Shopping Village and other local amenities. The accommodation comprises: entrance hall, lounge, extended kitchen/dining room, utility, three bedrooms and a good size bathroom. Externally the property is on a level plot and has an attractive well stocked garden and driveway parking to the front and a south facing garden to the rear. Offered for sale with no onward chain, Plymouth Homes highly recommend this delightful home.

The Accommodation Comprises…

GROUND FLOOR

ENTRANCE HALL
Radiator, dado rail, meter cupboard.

LOUNGE
4.57m (15') into bay x 3.81m (12'6")
Double glazed bay window to the front, coal effect gas fire set in a feature wooden surround with a marble effect inset and hearth, radiator, picture rail, two archways opening to:

KITCHEN/DINING ROOM
6.43m (21'1") x 2.75m (9')
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with a single drainer and mixer tap, integrated fridge/freezer and dishwasher, four ring gas hob with a cooker hood above, frosted double glazed window to the side and a double glazed window to the front, radiator, feature vaulted ceiling, tiled splashbacks, door to:

UTILITY ROOM
Plumbing for washing machine, shelf for a tumble dryer, two double glazed windows and a part glazed door to the rear garden, wall mounted gas combination boiler serving the heating system and domestic hot water.

BEDROOM 1
3.81m (12'6") x 3.63m (11'11")
Radiator, picture rail, double glazed window to the rear.

BEDROOM 2
3.64m (11'11") x 3.25m (10'8")
Double glazed window to the front, radiator, picture rail, storage cupboard.

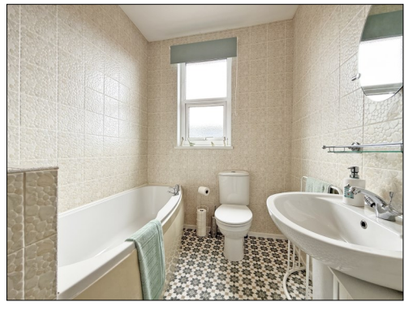
BEDROOM 3
3.63m (11'11") x 2.92m (9'7")
Double glazed window to the rear, radiator, picture rail, storage cupboard.

BATHROOM
Suite comprising a panelled bath with a pedestal wash hand basin and low-level WC, tiled walls, uPVC frosted double glazed window to the rear, radiator.

OUTSIDE

FRONT
Attractive front garden, mainly laid to lawn with well tended shrub borders, brick paved path leading to the covered entrance.

DRIVEWAY
Brick paved driveway, with twin vehicular gates, providing off road parking.

REAR
11.5m (38') x 5.5m (18')
Enclosed south facing rear garden with a good size paved seating area and further gravelled area, brick storage shed, side access gate, outside water tap.

Ground Floor
Approx. 86.5 sq. metres (931.4 sq. feet)