



371 Fort Austin Avenue, Egguckland, Plymouth, Devon, PL6 5TG



Price £335,000



Lang Town and Country are delighted to present to the market this well presented semi-detached family home, located in the desirable area of Eggbuckland.

Closely located to respectable schools, local amenities, and easy access to the A38 this location offers everything any family could need.

Stairs lead down to the entrance hall. From here there is access to the living room which has an opening through to the dining room which in turn has sliding door providing access to the South facing garden. The fitted kitchen has a range of wall and base units. There is a separate utility area and separate WC with wash hand basin.

Stairs provide access to the split level first floor where there are three bedrooms, one of which has walk through access to a further bedroom/study area. The master bedroom has a built-in wardrobe and there is a 4 piece family bathroom.

Externally the property has a driveway there with access to an integral garage which benefits from electric roller doors and light and power. There is also a separate storage area which provides significant storage.

From the rear elevation of the property, there are far reaching and stunning views towards the South of the city.

The rear garden is a wonderful feature of this property. Benefitting from a Southerly facing aspect, the garden is tiered and has a decked area with stairs leading down to a sun terrace and lawned area. There is also a cold-water tap.

Lang Town and Country would strongly advise an internal inspection of this wonderful home to appreciate all it has to offer.

To view this property call Lang Town & Country Estate Agents on **01752 256000**.







TOTAL FLOOR AREA : 1315 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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