



# Cross Keys Estates

Opening doors to your future



68 Fort Austin Avenue  
Plymouth, PL6 5JW  
Guide Price £300,000 Freehold





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**\*\* Guide Price £300,000 - £325,000 \*\***

Cross Keys Estates is thrilled to present this stunning semi-detached family home located on the desirable Fort Austin Avenue in Crownhill. This property boasts a delightful combination of space and modern living, making it an ideal choice for families or those seeking a comfortable home.

As you enter, you will be welcomed by two reception rooms that are bright and airy, providing a perfect setting for relaxation and entertaining. The open-plan sitting room and dining room create a seamless flow, ideal for family gatherings or hosting friends. The generous, sleek modern fitted kitchen is a chef's dream, complete with a convenient utility room that adds to the practicality of the home.

- Stunning Semi Detached Family Home
- Beautiful Large South-Facing Rear Garden
- Stunning Open-Plan Sitting Room/Dining Room
- Fantastic Stylish Conservatory, Patio Doors
- Close To Local Amenities, Parks, Derriford Hospital
- Three Lovely Bright And Airy Bedrooms
- Convenient Great Sized Single Garage
- Generous Sleek Modern Fitted Kitchen
- Highly Desirable Residential Area
- Early Viewing Recommended, EPC=TBC





## Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

## Crownhill

Location is a huge bonus for this wonderful property, being just a few minutes' walk from a plethora of local amenities in Crownhill Village including local convenience stores, take-away restaurants, launderette and The Tamar public house. Many regular local bus services operate close to the property along Crownhill Road and Tavistock Road giving access into Plymouth City Centre, Derriford Hospital and many other locations across the city. Crownhill is a highly regarded area found just north of the A38 dual carriageway which runs through Plymouth and allows easy access to Exeter and further to the North and into Cornwall via the Tamar Bridge. The property is also within the catchment areas for a good primary and secondary school, with Widey Court Primary School and Sir John Hunt Community Sports College.

## Plymouth

### More Property Information

The property features three lovely bedrooms, each designed to be bright and inviting, ensuring a restful retreat for all family members. A stylish conservatory, with patio doors leading to the garden, enhances the living space and offers a wonderful spot to enjoy the views of the outdoors.

The large south-facing rear garden is a true highlight, providing ample space for outdoor activities, gardening, or simply soaking up the sun. Additionally, the property includes a great-sized single garage, offering extra storage or parking options.

Situated close to local amenities, parks, and Derriford Hospital, this home is perfectly positioned for convenience and accessibility. Early viewing is strongly recommended to fully appreciate the charm and potential of this exceptional property. Don't miss the opportunity to make this beautiful house your new home.

### Porch

### Hallway

### Sitting Room

11'8" x 13'1" (3.56m x 4.00m)

### Dining Room

10'11" x 11'11" (3.34m x 3.64m)

### Kitchen

7'2" x 8'3" (2.18m x 2.51m)

### Utility Room

7'5" x 7'8" (2.27m x 2.34m)

### Conservatory

### Toilet

### Landing

### Primary Bedroom

11'9" x 12'1" (3.57m x 3.68m)

### Bedroom 2

10'10" x 12'1" (3.31m x 3.68m)

### Bathroom

### Bedroom 3

7'7" x 7'7" (2.30m x 2.30m)

### Garden/Garage

### Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk

### Cross Keys Lettings Department

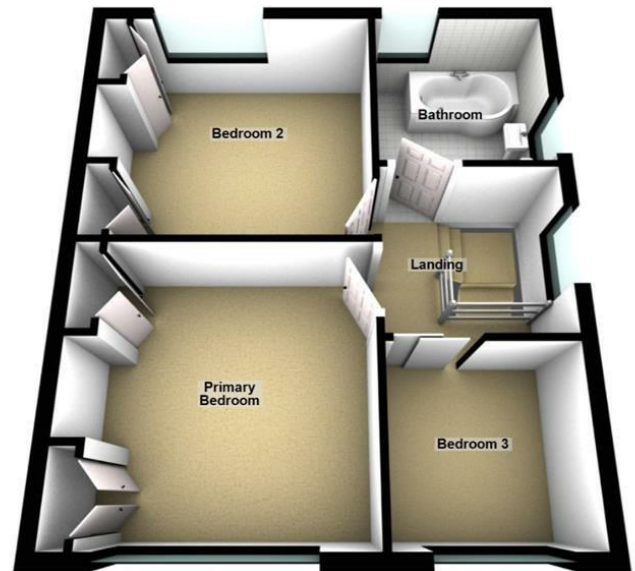
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018



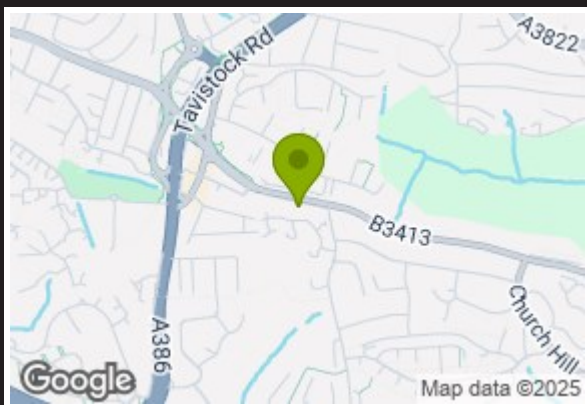
Ground Floor



First Floor



  
**Cross Keys Estates**  
 Residential Sales & Lettings



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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Council Tax Band C



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