

Price £140,000



11 YORK TERRACE, KEYHAM, PLYMOUTH, PL2 1LR

FULL DESCRIPTION

Lawson are delighted to market this spacious character terrace family home, just a short distance from all amenities, excellent schooling, and regular transport links. The Property benefits from accommodation requiring renovation and comprises, a PVCu double glazed front door leading to an entrance vestibule with a wooden inner door to the main hallway; carpeted stairs to the first floor landing and a doorway to the sitting room; a large bay window to the front elevation, a tiled open fireplace, and picture rail.

The kitchen / dining room has a window to the rear elevation, a period fireplace, a recessed storage cupboard, base units, a stainless-steel sink drain unit and a wall mounted Baxi combination boiler, gas cooker point, a pantry cupboard with a window, door and window to the rear elevation

From the hallway, carpeted stairs ascend to the first-floor landing with a loft access. Bedroom one is a spacious double with two windows to the front elevation, a period fireplace, and a picture rail. Bedroom two is a small double with a window to the rear, period fireplace and a picture rail.

The bathroom is fitted with a matching 3-piece suite comprising, a low-level WC, pedestal wash hand basin, a panel enclosed bath with tiled splash backs and a window to the rear elevation.

Externally, to the rear of the property, there is a fully wall enclosed courtyard garden with a raised terrace and an old shed. There is access to a small under croft cellar.

The property does require modernisation throughout but has huge potential.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC and FTTP.

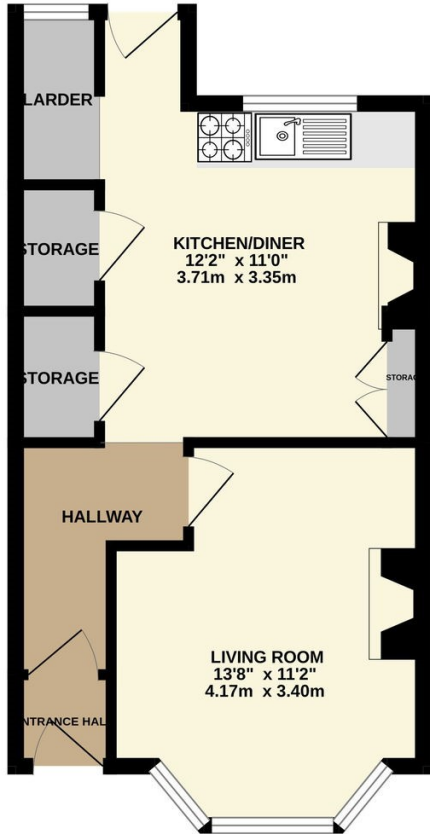
PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

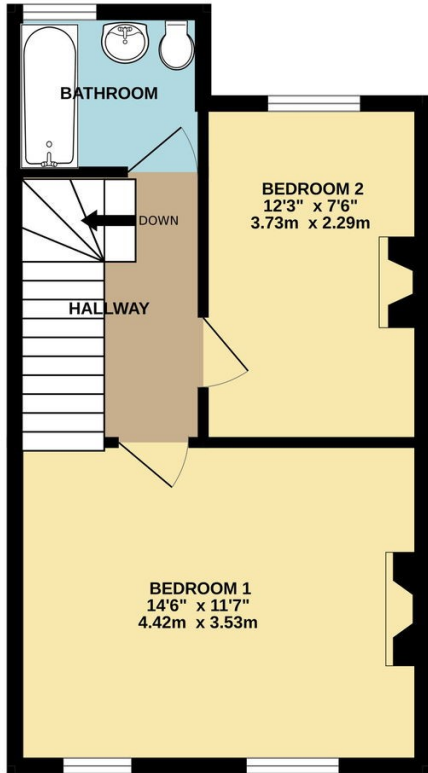


FLOOR PLAN

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,505.28 (by internet enquiry with Plymouth City Council). These details are subject to change

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2025.

BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

