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**£180,000 FREEHOLD**

**A spacious two double bedroom period property, 2 reception rooms, ground floor bathroom, fitted kitchen, original features, double glazed and centrally heated  
ADMIRALTY STREET, KEYHAM, PLYMOUTH**

**EPC – TBC**



## PROPERTY DETAILS

**A spacious two double bedroom period property located in the popular area of Keyham, retaining many of its original features and being sold with no onward chain. Offering plenty of storage to include a large loft space, with the potential to create more living space (STPP). On the ground floor there are two reception rooms which increases flexibility and enhanced entertaining, a fitted kitchen providing access to the rear courtyard and a generously sized bathroom with gold fixtures adding a touch of warmth and style. On the first floor there are two double bedrooms and the main landing which provides access to the loft space via a spiral staircase.**

**The position of the property is so convenient for Devonport Dockyard, local transport links into the City Centre, local amenities and provides easy access to Home Park Stadium, Central Park and the A38.**

### COUNCIL TAX BAND – A

Stairs leading to a half glazed wooden front door to;

#### **ENTRANCE VESTIBULE**

Dado rail, coved ceiling, half glazed door to;

#### **ENTRANCE HALL**

Radiator, coved ceiling, ceiling spotlights, stairs to first floor with carved newell post and understairs storage cupboards under, plank effect wooden flooring, original corbel to ceiling, doors lead off the entrance hall providing access to all ground floor rooms.

#### **LOUNGE**

**15'10 max into bay x 12' (4.83m max into bay x 3.66m)**

Coved ceiling, centre ceiling rose, radiator, picture rail, plank effect wooden flooring, UPVC double glazed bay window to front elevation. Return door to entrance hall, archway to;

#### **DINING ROOM**

**12'11 x 10'9 max into alcove (3.94m x 3.28m max into alcove)**

UPVC double glazed window to rear elevation, radiator, picture rail, plank effect wooden flooring. Return door to entrance hall.

#### **KITCHEN**

**13'5 x 8'4 (4.09m x 2.54m)**

A range of fitted white base units, fitted worktops and tiled surround, one and a half bowl ceramic sink with a Victorian style swan neck tap, space for a range oven with extractor canopy over, space for a washing machine, radiator, ceiling spotlights, plank wood effect flooring, UPVC double glazed window to side elevation, half glazed door to the courtyard. Fitted cupboard housing a boiler providing hot water and central heating (installed in 2023).

#### **BATHROOM**

Located on the ground floor of the property and having been updated by the current owner. Modern white suite comprising panelled bath with shower handset and tiled surround, vanity wash hand basin with mixer taps and storage cupboard under, Heritage style WC, tiled flooring, radiator, fully tiled walls, walk-in shower with rainfall shower and tiled surround, skylight, UPVC double glazed window to side elevation.

## **FIRST FLOOR**

### **HALF LANDING**

UPVC double glazed window to rear elevation.

### **MAIN LANDING**

Spiral staircase to loft space, radiator. Doors lead off the main landing providing access to all first floor rooms.

### **BEDROOM ONE**

**16'2 max x 12'11 (4.93m max x 3.94m)**

A great sized double bedroom. 2 UPVC double glazed windows to front elevation. Radiator.

### **BEDROOM TWO**

**13' x 9' (3.96m x 2.74m)**

UPVC double glazed window to rear elevation, radiator. 2 fitted alcoves, 1 with hanging rail.

### **LOFT SPACE**

The ideal space for storage. Radiator, original beamed ceiling, 2 velux windows.

### **OUTSIDE**

To the rear of the property is an enclosed courtyard garden with a door providing access to the rear service lane.

### **SERVICES**

All main services are connected to the property.

### **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

#### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



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