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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 – D



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 wall mounted Ideal 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)

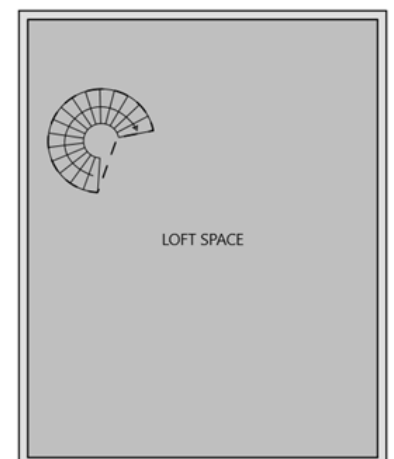
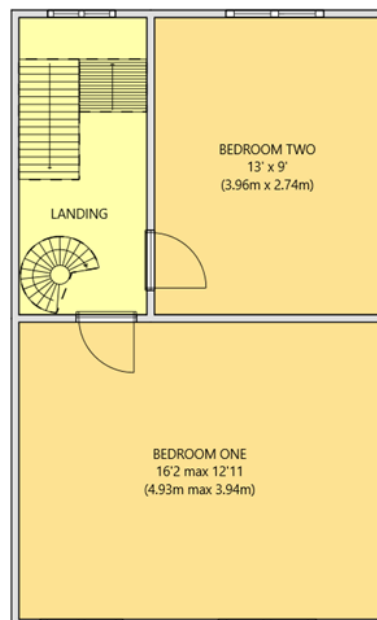
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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