



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk

Website: www.swiftestateagents.co.uk



WARLEIGH AVENUE, KEYHAM, PLYMOUTH -
£215,000 FREEHOLD

A spacious and modern three double bedroom mid-terraced period property, no onward chain, enclosed courtyard, 2 reception rooms and a fitted high gloss kitchen/breakfast room.

EPC – C



PROPERTY DETAILS

A fantastic opportunity to purchase this three double bedroom mid-terraced period property situated in a popular residential area, close to Devonport Dockyard, schools and local amenities. Presented to a modern standard throughout and offers plenty of space and storage for a growing family or even first-time buyers. On the ground floor there are 2 good sized reception rooms to include a lounge with feature fireplace and large bay window allowing an abundance of natural light and a separate dining room, the perfect space for hosting family and friends. The ground floor is complete with a spacious fitted kitchen/breakfast room which provides access to an enclosed courtyard garden. On the first floor there are three double bedrooms along with a modern family bathroom. The property also has the benefit of being sold with no onward chain, being fully double glazed and centrally heated.

COUNCIL TAX BAND – B

UPVC double glazed door to;

ENTRANCE VESTIBULE

Door to;

ENTRANCE HALL

Stairs to first floor with under stairs storage, doors lead off the entrance hall providing access to all ground floor rooms, door providing access to the rear courtyard garden.

LOUNGE

14'5 max x 12'2 (4.39m x 3.71m)

UPVC double glazed bay window to front elevation, wood effect flooring, feature coal effect gas fire with wooden mantle and marble effect hearth, alcoves with wood panelling, panelled radiator, coving to ceiling, archway to;

DINING ROOM

12'10 x 9'10 (3.91m x 3.00m)

UPVC double glazed window to rear elevation, return door to entrance hall, panelled radiator, coving to ceiling, wood effect flooring.

KITCHEN/BREAKFAST ROOM

13' x 10'8 (3.96m x 3.25m)

Fitted with a range of white high gloss base and eye level storage cupboards, fitted wood effect worktops, fitted double oven and 4 ring gas hob with stainless steel splashback and extractor canopy over, half tiled walls, space for a washing machine, space for a dishwasher, integrated fridge freezer, tile effect flooring, ceiling spotlights, coving to ceiling, under cabinet lighting, UPVC double glazed window to rear elevation and matching UPVC double glazed door providing access to the rear courtyard garden. Cupboard housing a wall mounted boiler providing hot water and central heating (new boiler fitted in January 2025).

FIRST FLOOR

LANDING

Access to loft space, useful storage cupboard, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

17'6 x 12'2 (5.34m x 3.71m)

A great sized double bedroom with a UPVC double glazed bay window to front elevation and further UPVC double glazed window to front elevation, fitted wardrobes with sliding mirror doors, coving to ceiling, panelled radiator, decorative panelled walling to one wall (up to picture rail height).

BEDROOM TWO

13'2 x 9'9 (4.01m x 2.97m)

UPVC double glazed bay window to rear elevation, coving to ceiling, panelled radiator, picture rail, decorative half height panelled walling.

BATHROOM

White suite comprising panelled bath with electric shower and fully tiled surround, low level WC with tiled surround, pedestal wash hand basin with taps, 2 opaque UPVC double glazed windows to side elevation, panelled radiator.

BEDROOM THREE

10'6 x 9'6 (3.20m x 2.90m)

UPVC double glazed window to rear elevation, panelled radiator, coving to ceiling, ceiling spotlights.

OUTSIDE

To the rear of the property is an enclosed courtyard garden. 2 useful storage sheds with power. Steps leading to a wooden gate providing access to the rear service lane. Useful outside tap.

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)

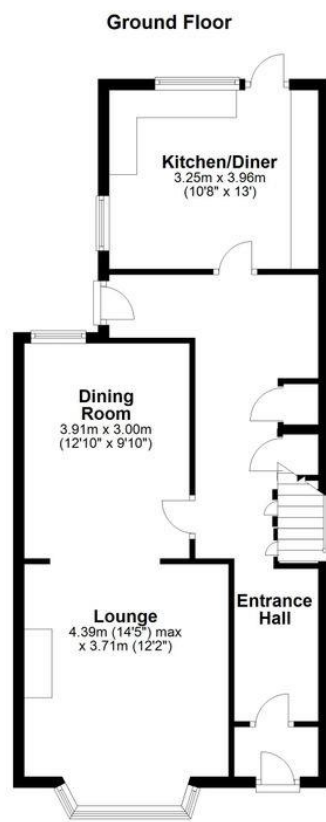
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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