



157 Durnford Street



STAGS

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Plymouth, PL1 3QR

Plymouth City Centre 1 mile. M5/Exeter 45 miles. Cremyll Ferry 0.25 mile

A well-presented, six-bedroom terraced period property situated in a sought-after conservation area within close proximity to the water and Royal William Yard.

- Stunning Kitchen/Dining/Family Room
- Six Double Bedrooms
- Jack and Jill Family Bathroom
- Sought After Location
- Council Tax Band E
- Two Reception Rooms
- Two En-suite Bathrooms
- Attractive Courtyard Garden & Sun Terrace
- Freehold

Offers In Excess Of £700,000

Situated on Durnford street, just outside of the Royal William Yard on the south western corner of Plymouth's waterfront. Designated as a Conservation Area the location is dominated by the extraordinary and remarkable buildings of Royal William Yard, the former Naval Victualling Yard. The imposing and substantial stone structures of the yard now comprise a variety of excellent restaurants, boutique retail establishments, a bakery, Cinema and a number of exceptional apartments. The City of Plymouth is well known for its marine facilities and history which includes the historic Barbican, University, Theatre Royal, National Marine Aquarium and cross channel ferry port to France & Spain. Plymouth railway station runs a direct three hour commuter service to London Paddington. This stunning family home offers a wealth of character and charm whilst providing an abundance of light, spacious and versatile accommodation. The extended property comprises a modern kitchen/diner/family room, two reception rooms and downstairs cloakroom. The first floor landing leads to three double bedrooms – one with En-suite, a further staircase leads to the second floor with two double bedrooms, a bathroom and access to a further third floor bedroom with En-suite bathroom and sun terrace. The property could also be utilised as a 4 bedroom with 4 reception rooms.

There is an attractive courtyard garden to the rear.
Mains gas, electric, water (metered) and drainage.
Permit parking is available.

Based on the latest data available to Ofcom mobile coverage from O2 is likely at the property and the current vendor has Virgin fast broadband.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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