

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

North Plymouth and
Residential Lettings Office

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday
9.15am—5.30pm

Saturday

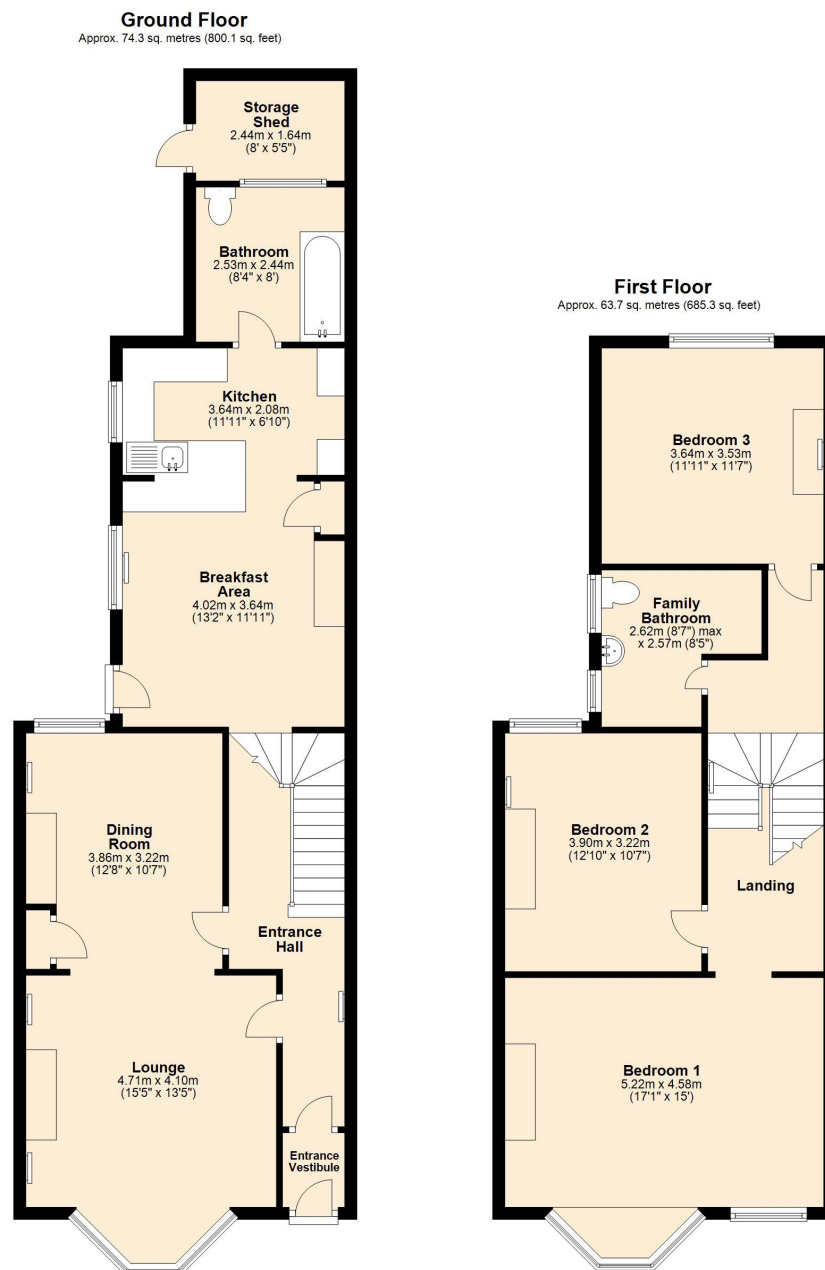
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

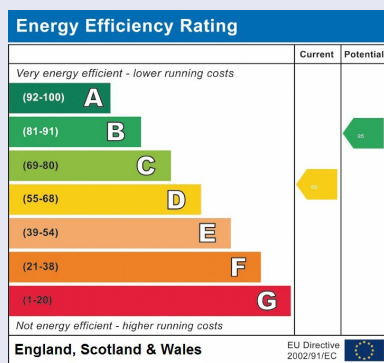
16/C/24 5408

Floor Plans...



Further Information...

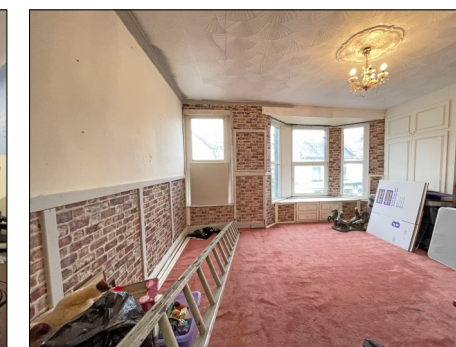
Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH
HOMES ESTATE AGENTS



Draft Details – Not Approved & Subject To Change



266 St Levan Road, Keyham,
Plymouth, PL2 1JP

PERIOD PROPERTY
MODERNISATION REQUIRED
THREE DOUBLE BEDROOMS
THREE RECEPTION ROOMS
TWO BATHROOMS
NO ONWARD CHAIN

We feel you may buy this property because...
'Of the size and potential on offer'

£160,000

www.plymouthhomes.co.uk

Number of Bedrooms

Three Double Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

Yes

Parking

On Street Parking

Outside Space

Walled Courtyard

Council Tax Band

B

Council Tax Cost 2024/2025

Full Cost: £1,642.33

Single Person: £1,231.75

Stamp Duty Liability

First Time Buyer: Nil

Main Residence: Nil

Second Home or Investment

Property: £4,800

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

What3words Location

///chew.socket.safety

Flood Risk Summary

Rivers and the Sea:

Very Low Risk

Surface Water:

Low Risk

Maximum Broadband Available

Download Speed: 1000Mbps

Upload Speed: 220Mbps

Introducing...

This particularly spacious period home requires modernisation throughout and is offered for sale with no onward chain. Internally the accommodation comprises bay fronted lounge, dining room, breakfast room, kitchen, downstairs bathroom, three large double bedrooms and a first-floor bathroom. Plymouth Homes advise an early viewing without delay.

*The Accommodation Comprises...***GROUND FLOOR****ENTRANCE**

A uPVC glazed entrance door opens into the entrance vestibule.

ENTRANCE VESTIBULE

With wood effect laminate flooring, decorative dado rail, coving to ceiling, door into the entrance hall.

ENTRANCE HALL

With radiator, wood effect laminate flooring, dado rail, coving to ceiling, stairs rising to the first-floor landing with an under-stairs storage cupboard.

LOUNGE**4.71m (15'5") x 4.10m (13'5")**

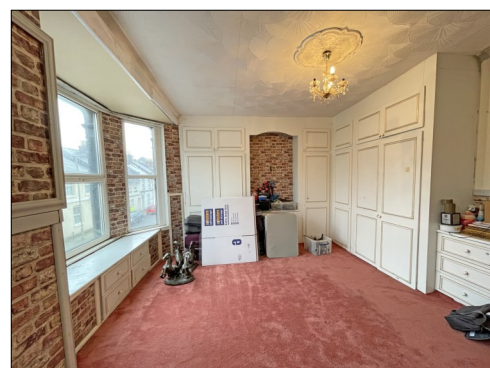
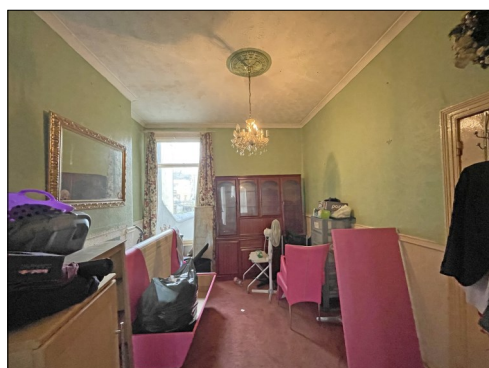
A good-sized reception space with double glazed bay window to the front, decorative fireplace, two radiators, dado rail, coving to ceiling, ceiling rose, open plan into the dining room.

DINING ROOM**3.86m (12'8") x 3.22m (10'7")**

With window to the rear, built in storage cupboard into alcove, radiator, dado rail, coving to ceiling, ceiling rose, door to the entrance hallway.

BREAKFAST AREA**4.02m (13'2") x 3.64m (11'11")**

With double glazed window to the side, built in storage cupboard, radiator, wall mounted boiler serving the heating system and domestic hot water, a range of kitchen base units, uPVC glazed door opening to the rear courtyard, open plan into the kitchen.

**KITCHEN****3.64m (11'11") x 2.08m (6'10")**

Fitted with a matching range of base and eye level units with worktop space above, sink unit with single drainer and mixer tap, spaces for fridge, freezer, dishwasher, washing machine and range cooker, double glazed window to side, door into the bathroom.

BATHROOM

Fitted with a two-piece suite comprising panelled bath with shower attachment off the mixer tap, low-level WC, tiled splashbacks, double glazed window to the rear.

FIRST FLOOR**LANDING**

With radiator, access to the loft space and obscure double glazed to the rear.

BEDROOM 1**5.22m (17'1") x 4.58m (15')**

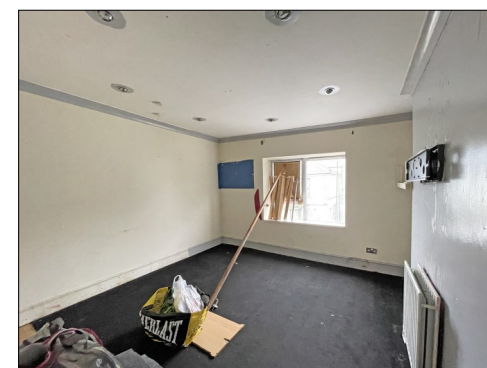
A lovely large double bedroom with potential to split into two bedrooms, double glazed bay and separate side window to the front, fitted bedroom suite comprising built-in wardrobes and drawer storage, coving to ceiling.

BEDROOM 2**3.90m (12'10") x 3.22m (10'7")**

A second large double bedroom with double glazed window to the rear, radiator, coving to ceiling.

BEDROOM 3**3.64m (11'11") x 3.53m (11'7")**

A third double bedroom with window to the rear, radiator, coving to ceiling, recessed ceiling spotlights, access to the roof space.

**FAMILY BATHROOM****2.62m (8'7") max x 2.57m (8'5")**

Currently fitted with a two-piece suite comprising pedestal wash hand basin and low-level WC, space for potential shower or bath, coving to ceiling, two obscure double-glazed windows to the rear.

OUTSIDE:**REAR**The rear opens to an L shaped walled courtyard measuring **11.07m (36'4") max in length long x 2.74m (9'1") max at widest**. From the courtyard a gate opens to the rear service lane and a door opens to an outside storage shed.**STORAGE SHED****2.44m (8') x 1.64m (5'5")**