

## Contact us

### Central Plymouth Office

22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA

**(01752) 514500**

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**(01752) 772846**

### Email Us

[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

### Website

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

### Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

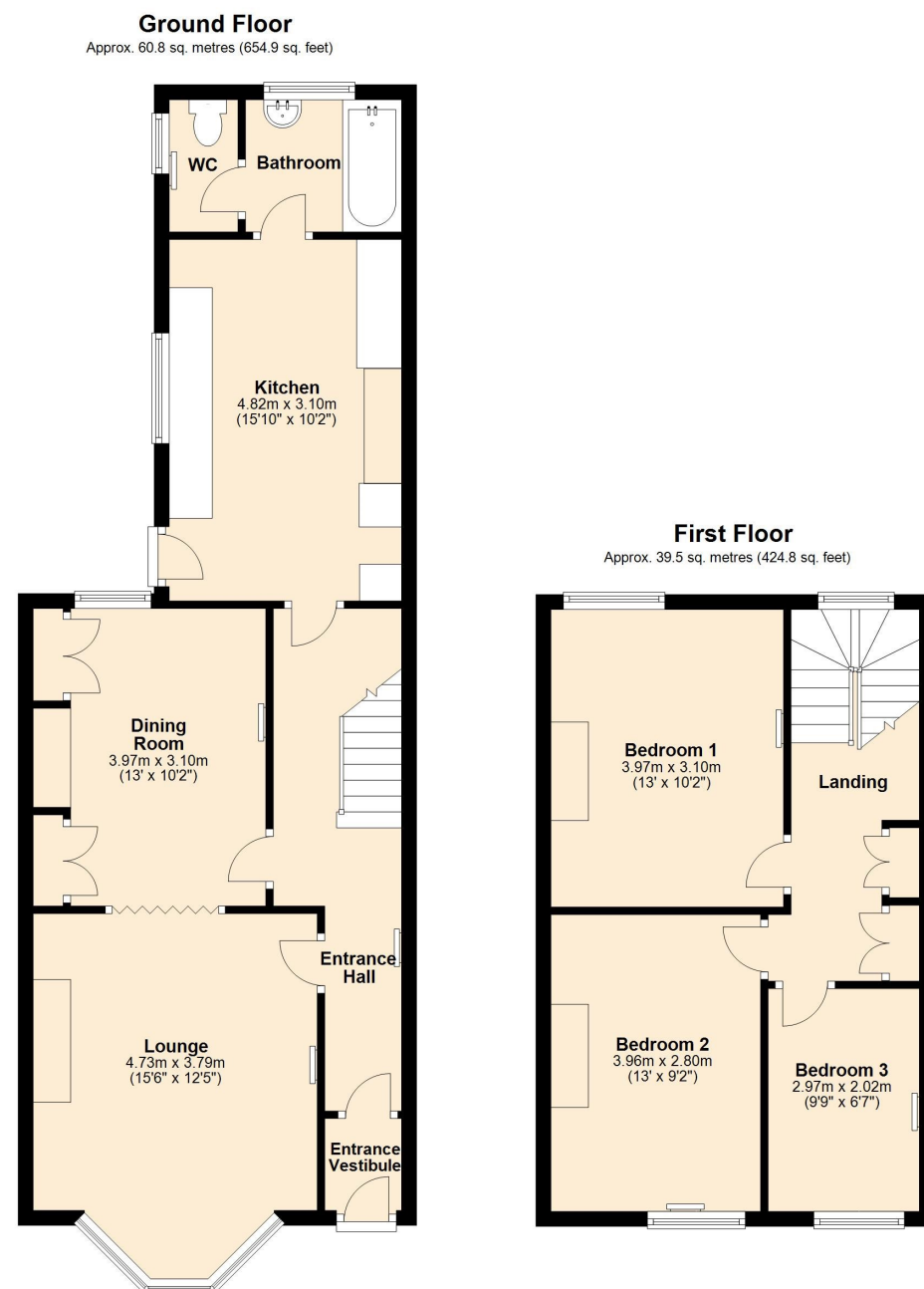
9.00am—4.00pm

(Central Plymouth Office Only)

### Our Property Reference:

**11/C/24 5404**

## 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



**12 Ocean Street, Keyham,  
Plymouth, PL2 2DJ**

*We feel you may buy this property because...*  
'Of the spacious accommodation on offer.'

**£180,000**

**THREE BEDROOMS  
TWO RECEPTIONS  
LARGE KITCHEN  
CENTRAL HEATING  
REAR COURTYARD  
NO ONWARD CHAIN**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Solid Brick Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
On Street Parking

**Outside Space**  
Courtyard

**Council Tax Band**  
B

**Council Tax Cost 2023/2024**  
Full Cost: £1,642.33  
Single Person: £1,231.75

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £1,100  
Second Home or Investment  
Property: £10,100

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

**What3words Location**  
///comet.indoor.nights

**Flood Risk Summary**  
Rivers and the Sea:  
Very Low Risk  
Surface Water:  
Low Risk

**Maximum Broadband Available**  
Download Speed: 1000Mbps  
Upload Speed: 100Mbps

*Introducing...*

This spacious terraced home is offered for sale with no onward chain and requires modernisation. Internally the spacious accommodation offers: bay fronted lounge, separate dining room, large kitchen, downstairs bathroom, wc and three first floor bedrooms. Further benefits include double glazing, central heating and a rear walled courtyard. Plymouth Homes advise an early viewing.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE**

A uPVC part glazed entrance door opens into the entrance vestibule.

**ENTRANCE VESTIBULE**

With dado rail, coving to ceiling, door to the entrance hall.

**ENTRANCE HALL**

With radiator, dado rail, coving to ceiling, stairs rising to the first-floor landing with under-stairs storage cupboards.

**LOUNGE**

**4.73m (15'6") x 3.79m (12'5")**

With double glazed bay window to the front, decorative fire surround, radiator, dado rail, coving to ceiling, folding doors opening into the dining room.

**DINING ROOM**

**3.97m (13') x 3.10m (10'2")**

With double glazed window to the rear, built in storage cupboards into alcoves, radiator, dado rail, coving to ceiling, door to the entrance hall.

**KITCHEN**

**4.82m (15'10") x 3.10m (10'2")**

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall mounted boiler serving the heating system and domestic hot water, spaces for fridge/freezer, dishwasher, washing machine and cooker, double glazed window to the side, glazed door opening to the rear courtyard garden, door opening into the bathroom.



**BATHROOM**

**2.08m (6'10") x 1.76m (5'9")**

Fitted with a two-piece suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash hand basin, tiled splashbacks, obscure double-glazed window to the rear, tiled flooring, coving to ceiling, recessed ceiling spotlights, access to the roof space, door into the wc.

**WC**

With obscure double-glazed window to the side and fitted with a low-level WC, radiator, tiled flooring, coving to ceiling.

**FIRST FLOOR**

**LANDING**

With double glazed window to the rear, two built in storage cupboards, dado rail, access to the loft space.

**BEDROOM 1**

**3.97m (13') x 3.10m (10'2")**

With double glazed window to the rear, radiator, dado rail, coving to ceiling.

**BEDROOM 2**

**3.96m (13') x 2.80m (9'2")**

With double glazed window to the front, radiator, dado rail, coving to ceiling.

**BEDROOM 3**

**2.97m (9'9") x 2.02m (6'7")**

With double glazed window to the front, radiator, dado rail, coving to ceiling.



**OUTSIDE:**

**REAR**

The rear opens to an L shaped walled courtyard measuring **11.78m (38'8") max in length x 4.5m (15'5") max in width**. The courtyard is tiered and offers two courtyard areas with raised flower borders and a gate giving rear access to the service lane.