

Contact us

Central Plymouth Office
22 Mannam 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:

15/H/25 5767

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

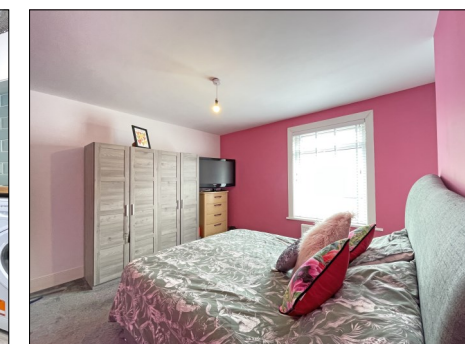
Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the highly competitive fee of only £90 including VAT. Please contact us on (01752) 514500 to book your appointment.

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



**TWO BEDROOMS
CLOSE TO DOCKYARD
WELL PRESENTED
THROUGHOUT
SEPARATE LOUNGE
WESTERLY FACING
COURTYARD
KITCHEN/DINING ROOM**

**16 Victory Street, Keyham,
Plymouth, PL2 2BY**

We feel you may buy this property because...

‘Of the well presented accommodation on offer and its close proximity to the Dockyard.’

£175,000

www.plymouthhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Number of Bedrooms
Two Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
TBC

Parking
On Street Parking

Outside Space
Rear Courtyard

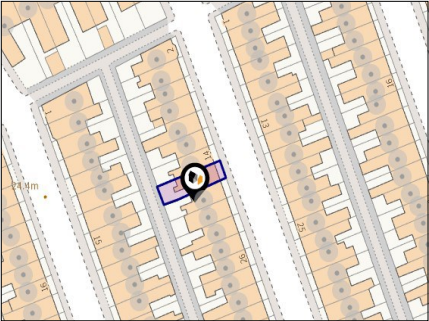
Council Tax Band
A

Council Tax Cost 2025/2026
Full Cost: £1,550.28
Single Person: £1,162.71

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,000
Home or Investment
Property: £9,750

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

Title Plan Guideline



Introducing...

Plymouth Homes are delighted to present to the market this most well presented terraced home which will make a fantastic first time buy or similarly an investment property. In brief, the accommodation comprises entrance vestibule, bay fronted lounge, modern kitchen/ dining room and bathroom. Stairs rise to the first floor landing where there are two double size bedrooms. Further benefits include central heating. Externally, there is an enclosed westerly facing courtyard. Plymouth Homes would strongly encourage an internal inspection of this most charming home to appreciate its location and the accommodation on offer.

The Accommodation Comprises...

ENTRANCE

A part glazed door opens into the vestibule.

GROUND FLOOR

VESTIBULE

With door opening into the lounge.

LOUNGE

4.06m (13'4") x 3.85m (12'7")

With double glazed bay window to the front, coal effect living flame gas fire set within a feature surround, radiator, dado rail, door opening into the kitchen/dining room.

KITCHEN/DINING ROOM

4.06m (13'4") x 3.14m (10'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for washing machine, fitted electric oven and four ring gas hob with cooker hood above, radiator, understairs storage cupboard, uPVC part glazed door opening into the courtyard, door into the hall.

HALL

With stairs rising to the first floor landing and door opening into the ground floor bathroom.



BATHROOM

2.00m (6'7") x 1.86m (6'1")

Fitted with a three piece suite comprising panelled bath with shower attachment off the mixer tap, shower and screen, pedestal wash hand basin, low-level WC, tiled surround, obscure double glazed window to side, window to the side, radiator, tiled flooring.

FIRST FLOOR

LANDING

With obscure window to the rear, coving to the ceiling, access to the loft space.

BEDROOM 1

4.06m (13'4") x 3.42m (11'2")

A good sized double bedroom with double glazed window to front, radiator, dado rail.

BEDROOM 2

4.06m (13'4") max x 3.06m (10') max

A second double bedroom with double glazed window to rear, radiator, built in storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water.

OUTSIDE:

REAR

The rear of the property opens to a westerly U-shaped walled courtyard measuring 6.74m (22' 1") max at longest x 3.86m (12'8") at widest. There is an area of wooden decking, access to a useful outside shed and a gate opening onto the rear service lane.



Floor Plans...

