



**Asking Price £180,000**

Novahomes are delighted to present this superb investment property located in the ever-popular Ocean Street, Plymouth. Ideally positioned close to Devonport Dockyard and benefiting from excellent public transport links, this property is currently arranged as two well-presented, self-contained one-bedroom flats.

The Ground Floor Flat comprises an entrance hall, lounge, double bedroom, dining room, modern fitted kitchen, and bathroom.

The First Floor Flat features a spacious lounge, fitted kitchen, bathroom, and double bedroom.

Externally, the property enjoys a low-maintenance rear courtyard garden, accessed from the ground floor flat. Both flats are modern and well-maintained throughout, offering a turnkey investment opportunity with tenants already in situ. Early viewing is highly recommended to appreciate the quality and potential of this property.

# novahomes

Established 2008

 01752 206040

 [sales@novahomes.co.uk](mailto:sales@novahomes.co.uk)

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



## Ocean Street, Keyham, PL2 2DJ

### Accommodation Comprises

#### Entrance

Entrance door into the communal entrance hall with doors into the ground floor flat and the first floor flat.

#### Ground floor flat

##### Entrance hall

Doors into the lounge, bedroom and dining room. Under stairs storage cupboards.

Lounge 4.78m (15`8") Into Bay x 3.55m (11`8") Into Bay  
Double glazed bay window to the front aspect. Radiator. Feature fireplace.

Bedroom 2.82m (9`3") x 2.38m (7`10")  
Radiator. Double glazed window to the rear.

Dining room 3.82m (12`6") x 2.68m (8`10")  
Feature fireplace with fitted gas fire. Radiator. Double glazed window to the side. Door into the kitchen.

Kitchen 3.11m (10`2") x 1.74m (5`9")  
Base level storage cupboards. Roll edge work surfaces. Stainless steel sink and single drainer with mixer taps. Tiled splashbacks. Built in oven and hob. Double glazed window to the side. Radiator. Opens into the rear hall. Double glazed window to the rear. Opens in to the rear hall.

##### Rear hall

Double glazed door to the garden. Door into the bathroom.

Bathroom 1.92m (6`4") x 1.85m (6`1")  
Bath. Pedestal wash hand basin. Low flush WC. Tiled splashbacks. Double radiator.

#### First floor flat

##### First floor landing

Stairs up to the first floor flat. Double radiator. Doorway into the kitchen.

Kitchen 2.08m (6`10") x 2.21m (7`3")  
Base and eye level storage cupboards. Roll edge work surfaces. Built in oven and hob. Door into the lounge.

Lounge 3.94m (12`11") x 2.95m (9`8")  
Cast iron grate. Tiled insets. Double radiator. Doorway into the bedroom.

Bedroom 3.96m (13`0") x 1.91m (6`3")  
Double glazed window to the front. Double radiator.

Bathroom 2.07m (6`9") x 1.64m (5`5")  
Suite in white comprising: Bath with separate shower unit over, wash hand basin, low flush WC. Tiled splashbacks. Double glazed window. Cupboard with space and plumbing for washing machine.

##### Outside

Access from the ground floor only is an enclosed rear courtyard with gate to the service lane.

##### Council tax

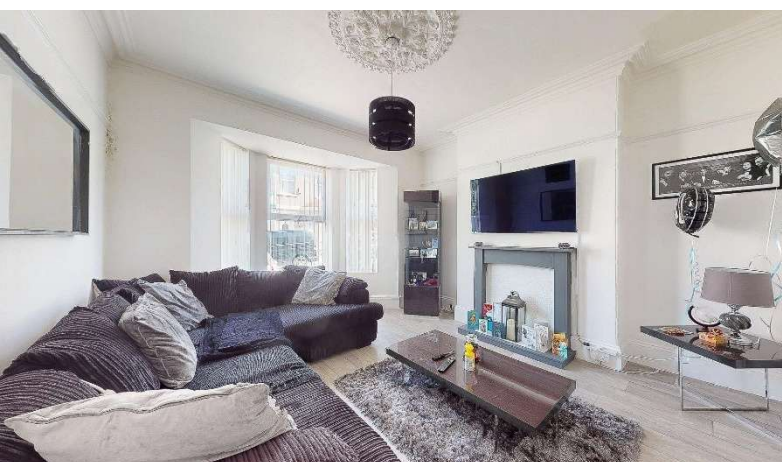
Both flats are Band A

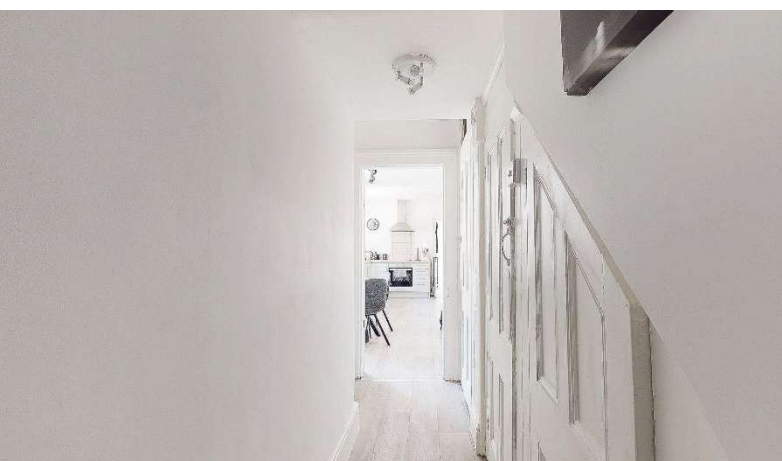
##### Landlord information

The property is being sold as a going concern with tenants in both flats.

##### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier`s privacy and do not make an approach by knocking on the door.

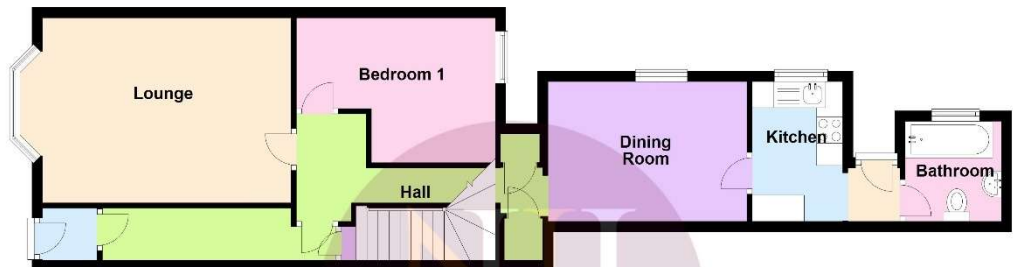








Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <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>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

