

102 Townshend Avenue, Keyham, Plymouth, PL2 1PB

£170,000

Plymouth

Lawson are delighted to market this spacious mid-terrace character family home in Townsend Avenue, just a very short walk from the park. The property benefits from character accommodation arranged over two floors, comprising a PVCu double-glazed front door leading to an entrance vestibule; with stripped original wooden flooring and ornate panelling with inset tiles, a wooden door leads to the main hallway with carpeted stairs to the first floor landing, with a polished newel post, handrail, and painted spindles. The sitting room has a large bay window to the front elevation with a period fireplace with an inset cast iron hearth, ornate tiles, and a wooden surrounded and mantle. The dining room has a window to the rear elevation with stripped wooden floors, a cast iron wood burning stove with a wooden surround and mantel, and a wall mounted Worcester combination boiler.

The kitchen has been upgraded in recent years with a matching range of modern base and eye level storage cupboards with postformed and roll top work surfaces, a stainless steel sink drainer unit, space for a fridge freezer and an integral electric cooker, gas hob and filter canopy, tiled splashbacks, a door and window to the rear elevation, and inset spotlights. From the main hallway, carpeted stairs ascend to the first floor landing with a large wooden stripped linen cupboard and a window to the rear elevation. The shower room has been upgraded with an oversized shower cubicle, tiled splashbacks and a folding screen with a direct feed shower unit, chrome towel rail, low level WC and pedestal wash hand basin with tiled splashbacks. Bedroom one, a spacious double, has two windows to the front elevation, a picture rail, and a feature fireplace. Bedroom two, a further double has a window to the rear and a picture rail.

Externally, to the rear of the property, there's a fully wall enclosed rear courtyard garden with a very useful outhouse, which has power and plumbing for a washing machine. The property is offered with no chain.

KEYHAM

Keyham is a Victorian/Edwardian built area of Plymouth in the English county of Devon. It was built to provide dense affordable housing just outside the wall of HM Dockyard Devonport for the thousands of civilian workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged mid-century by Keyham Steam Yard - Keyham at that period was a suburb of Devonport itself. Keyham Steam Yard was one of the locations for the first trials of the Fairbairn patent crane.

The development of housing was so rapid that HMS Hotspur later renamed HMS Monmouth was provided as a chapel ship for Roman Catholic services until the Roman Catholic Church of Our Most Holy Redeemer was built in 1901. That church was destroyed by fire following a bombing raid in 1941 and it was rebuilt in 1954.

Parts of the southern end are now subject to massive redevelopment using a regeneration package. It has a railway station. Drake Primary School and Keyham Barton Primary Schools, educate 4 – 11 year olds, with most secondary school children, attending Stoke Community College, Devonport High School for Boys or Marine Academy Plymouth (in King's Tamerton). College students, may attend Goschen Centre, or the Kings Road Centre.





GROUND FLOOR

1ST FLOOR



102 TOWNSHEND AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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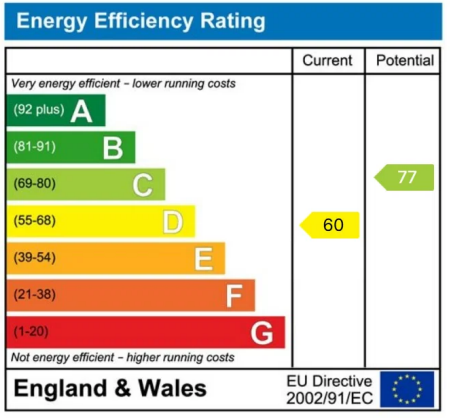

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTP.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or
have been tested by us. Purchasers should establish the suitability
and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy.
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