

Bayswater Road, Plymouth, PL1 5BX

Plymouth

Offers Over

£155,000

A spacious three-storey Victorian terraced house, centrally located within easy reach of Plymouth city centre, Plymouth Railway Station, Plymouth University and Victoria Park.

The property offers accommodation arranged over three floors, including an entrance hall, open-plan kitchen/breakfast room, living room, landings, three double bedrooms and a bathroom.

Having previously been the owner's home, the property has been let for a number of years and would suit a range of buyers, including first-time buyers, investors or those seeking a centrally located home with flexible accommodation. It's close proximity to the university will likely be of interest to "hmo" investors, whilst the house offers potential for continued rental use, subject to any necessary permissions and buyer checks.

The house benefits from gas central heating and PVCu double glazing. Some updating and redecoration would now be beneficial, giving a buyer the opportunity to improve and personalise the property.

Externally, the property benefits from use of a small walled courtyard/side access area, with rights set out in a deed of easement. The property has rights including pedestrian access, domestic amenity use, refuse storage and service rights, subject to the terms of the deed and shared maintenance obligations. The buyer's solicitor should verify the title and easement documentation.

Resident permit parking is available in the surrounding streets.

UTILITIES

Mains water, gas, electricity and drainage are connected. Broadband connection is understood to be FTTP, and mobile coverage is likely, but buyers should make their own enquiries.

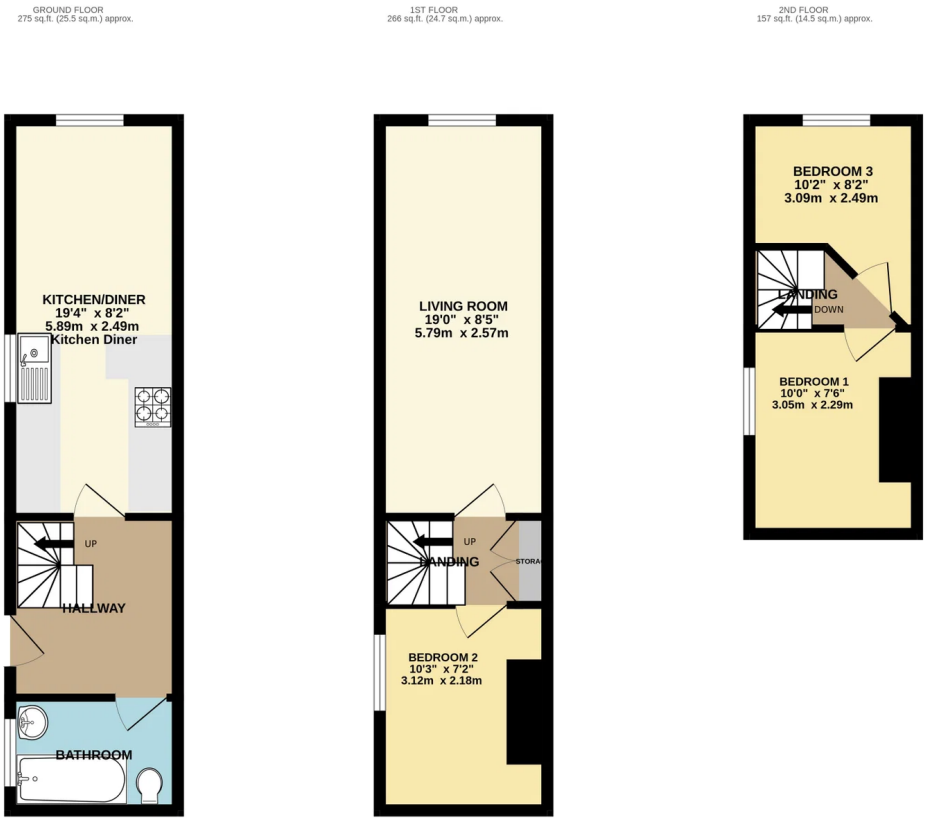
PLYMOUTH
Plymouth is a vibrant and historic coastal city, renowned for its stunning waterfront and one of the largest natural harbours in the world. Surrounded by beautiful countryside, the city enjoys close proximity to Dartmoor National Park, offering over 300 square miles of breath taking landscapes and exceptional opportunities for walking, cycling and outdoor pursuits.

With a population of over 250,000, Plymouth provides an excellent range of shopping, educational and leisure facilities, together with a thriving cultural scene. The city is well connected, benefiting from mainline rail services with direct routes to London Paddington and Penzance.

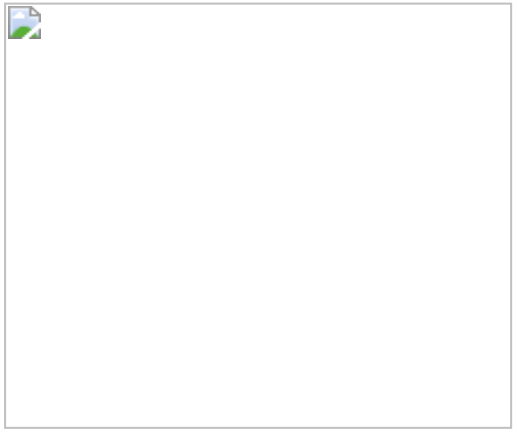
Further enhancing its appeal, Brittany Ferries operates regular seasonal crossings to France and northern Spain, making Plymouth an ideal location for both convenient living and coastal lifestyle.

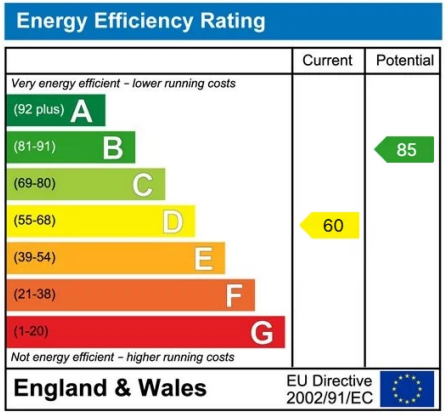












OUTGOINGS PLYMOUTH

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.

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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BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.







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