

Guide Price £160,000



TFF 38 ADMIRALTY STREET, STONEHOUSE, PLYMOUTH PL1 3RU

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

A spacious duplex apartment located in the heart of Stonehouse, just a short walk from all amenities, the Royal William Yard, Devil's Point and Plymouth Sound. The property benefits from accommodation arranged over two floors comprising: a communal entrance hall leading to an inner door, private hallway and carpeted stairs lead up to a landing with further carpeted stairs to the top floor and a doorway into the kitchen, the kitchen is fitted with matching range of base and eye level storage cupboards with roll top work surfaces, electric cooker point, space for a fridge, stainless steel sink drainer unit with mixer tap, tiled splashbacks, plumbing for a washing machine. A stained glass door leads to the sitting room, a beautifully light airy room with two large sash windows to the front elevation, carpeted flooring and a feature open fireplace with a wooden surround, mantel and tiled hearth.



Carpeted stairs ascend to the top floor landing with a window to the rear elevation and small loft access. A doorway leads to bedroom one, a very large double with a window to the front elevation. Bedroom two, a further double again with a window to the front elevation. The family bathroom is fitted with a four piece suite comprising a panel enclosed bath, low level w.c, pedestal wash hand basin and a tiled shower cubicle with an electric shower, wall mounted gas combination boiler and a window to the rear elevation.



The property is and is held on a leasehold basis. The lease has been extended with approx. 997 years there are no charges as they own the freehold, any work is split with 2 other flats in the building.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage good, broadband connection ADSL, FTTC

PLYMOUTH

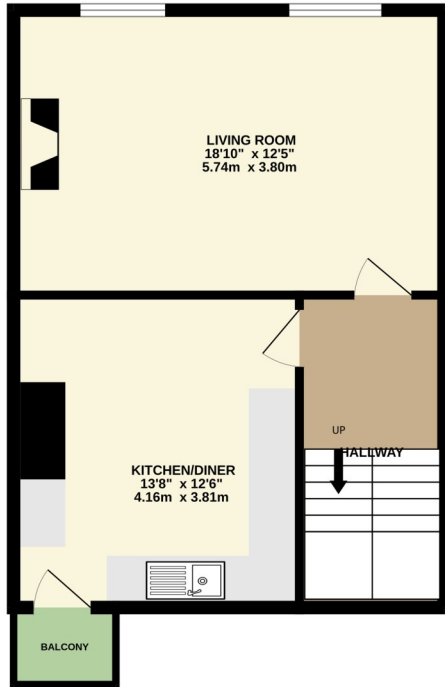
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



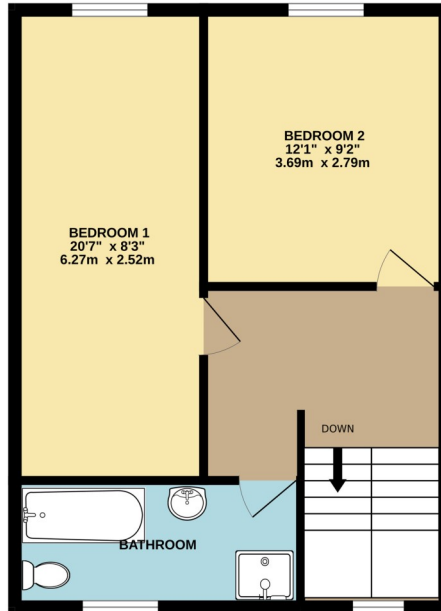
OUTGOINGS

We understand the property is in band ' B ' for council tax purposes and the amount payable for the year 2025/2026 is £1808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.

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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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.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

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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. Copyright Lawson 2023.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

