

## Contact us

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## Email Us

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## Website

[www.plymouthhomes.co.uk](http://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/I/26 6065**

**EPC  
TBC**

## Floor Plans...



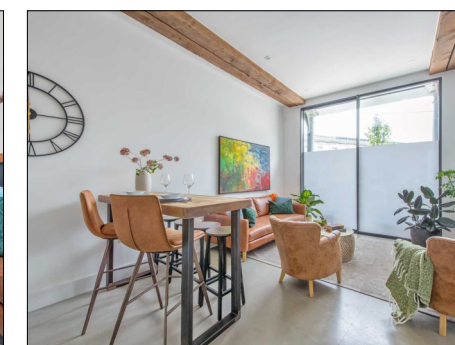
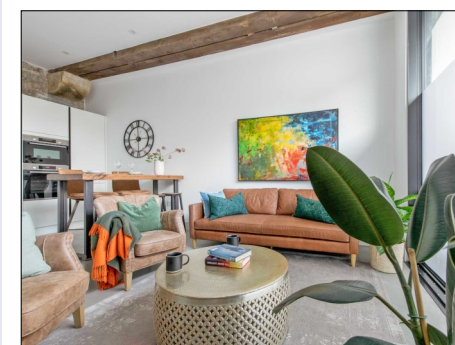
## Further Information...

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



**Draft Details – Not Approved & Subject To Change**



**THREE DOUBLE BEDROOMS  
CONVERTED IN 2024  
EXCEPTIONAL FINISH  
EN-SUITE SHOWER ROOM  
SOUGHT AFTER LOCATION  
WATER'S EDGE  
DEVELOPMENT  
AIRBNB POTENTIAL**

**21 Factory Cooperage, Royal William Yard,  
Plymouth, PL1 3GX**

*We feel you may buy this property because...*

‘Converted only two years ago, this exceptional three bedroom house is presented to a particularly high standard, and positioned close to the water’s edge and a plethora of restaurants and bars.’

**£435,000**

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

**Number of Bedrooms**  
Three Bedrooms

**Property Construction**  
Solid Stone Walls

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Allocated Parking Space

**Outside Space**  
Non

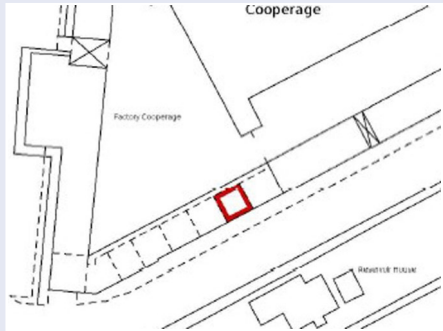
**Council Tax Band**  
B

**Council Tax Cost 2026/2027**  
Full Cost: £1,899.22  
Single Person: £1,424.22

**Stamp Duty Liability**  
First Time Buyer: £6,750  
Main Residence: £11,750  
Home or Investment  
Property: £33,500

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...*

Finished to an exceptional standard and positioned within the sought after Royal William Yard, this contemporary home was converted in 2024 and is offered for sale with no onward chain. The immaculately presented home comprises: entrance hall with generous storage, cloakroom, open plan lounge/dining room/kitchen, three double bedrooms, family bathroom, study area and an en-suite shower room to the master bedroom. The conversion has been skilfully planned and beautifully executed, maximising living space whilst retaining the original character of the cooperage, to include exposed stone walls and roof lines. Positioned in a ‘tucked away’ position, yet within close proximity to the water's edge and an array of restaurants, bars, shops and the Everyman cinema, Plymouth Homes highly recommend this stylish home.

*The Accommodation Comprises...*

**GROUND FLOOR**

**ENTRANCE HALL**

Large storage cupboard housing the combination boiler, polished concrete floor, stairs to the first floor landing with an under-stairs storage cupboard, recessed spotlights.

**LOUNGE/KITCHEN/DINING ROOM**  
**5.81m (19'1") x 3.85m (12'8")**

**LOUNGE/DINING AREA**

Large opening doors to the front, polished concrete floor, high ceiling with exposed beams, exposed stone wall.

**KITCHEN AREA**

Quality kitchen fitted with a matching range of base and eye level units with composite stone worksurfaces above, inset 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, fitted electric oven with microwave above, ceramic hob with cooker hood above.

**CLOAKROOM**

Suite comprising a wash hand basin and low-level WC, tiled splashback, exposed stone walls, polished concrete floor, recessed spotlights.



**FIRST FLOOR**

**LANDING**

Double glazed window to the rear, exposed stone walls, stairs to the second floor landing.

**BEDROOM 2**  
**4.12m (13'6") x 2.70m (8'10")**

Double glazed window to the front, built-in double wardrobe with hanging rail and shelving, radiator, recessed spotlights, exposed stone wall.

**BEDROOM 3**  
**4.12m (13'6") x 3.18m (10'5")**  
Built-in double wardrobe with hanging rail and shelving, radiator, exposed stone walls, recessed spotlights, double glazed sliding doors with a duchess style balcony to the front.

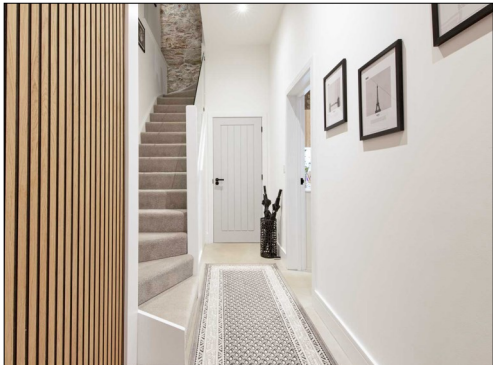
**BATHROOM**

Modern suite comprising a deep panelled double ended bath with an independent shower and screen above, vanity wash hand basin, tiled walls, heated towel rail, tiled floor, recessed spotlights.

**SECOND FLOOR**

**STUDY AREA**

Glass balustrade, skylight windows, exposed stone wall, door to:



**MASTER BEDROOM**

**4.38m (14'4") x 4.13m (13'7")**  
Skylight windows, radiator, sliding door to:

**EN-SUITE SHOWER ROOM**

Modern suite comprising a double shower cubicle, vanity wash hand basin, low-level WC, tiled walls, mirror, tiled flooring, heated towel rail.

**PARKING**

Allocated Parking Space

**LEASE DETAILS**

The term of the lease for this property is 986 years from June 2024. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is TBC, and the current service charge is £2,625 per annum. This will be verified by the purchaser’s legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.