



Not for marketing purposes INTERNAL USE ONLY

Admiralty Street  
Keyham PLYMOUTH



## Property Description

This spacious four-bedroom house offers versatile accommodation throughout and is situated in a popular residential location. The property features on-street parking and benefits from double-glazed windows throughout and gas central heating, ensuring comfort and efficiency year-round.

To the front of the home, the welcoming entrance hallway leads through to the generously sized living spaces. The modern kitchen is fitted with a range of matching wall and base units, worktops above, a stainless steel sink with mixer tap, integrated oven, countertop electric hob, and extractor hood. The room enjoys excellent natural light from three double-glazed windows to the side elevation and benefits from fitted spotlights. An open doorway at the rear leads into the utility room, providing additional storage and appliance space.

The bathroom is equipped with a panelled bath with overhead shower, low-level WC, and wash hand basin, complemented by an obscured double-glazed window to the side elevation for privacy.

Outside, the property enjoys a rear garden/courtyard, fully enclosed and offering a private outdoor space, with a rear gate providing access to a pathway.

This well-presented home is ideal for families or buyers looking for a comfortable and well-located property with modern conveniences.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

15' 5" x 12' 3" ( 4.70m x 3.73m )

Bay window, double glazing window to front elevation. Built in fireplace and radiator.

## Dining Room

13' 1" x 10' ( 3.99m x 3.05m )

Double glazing window to rear elevation

## Kitchen

16' 2" x 8' 10" ( 4.93m x 2.69m )

Modern kitchen fitted with a range of matching wall and base units, complemented by worktops above. Features include a stainless steel sink with mixer tap, integrated oven, countertop electric hob, and extractor hood. The room is well lit with spotlights and benefits from three double-glazed windows to the side elevation. Utility room situated at the back of the kitchen.

## Utility Room

Space for a Washing Machine/Tumble Dryer.

## Bedroom 1

12' 10" x 10' 5" ( 3.91m x 3.17m )

Main Bedroom, Double glazing window to front elevation. Radiator.

## Bedroom 2

13' 2" x 9' 11" ( 4.01m x 3.02m )

2nd Bedroom, Double glazing window to rear elevation, Radiator.

## Bedroom 3

10' 9" x 9' 2" ( 3.28m x 2.79m )

3rd Bedroom, Two double glazing windows to

rear elevation.

## Bedroom 4

9' 7" x 5' 3" ( 2.92m x 1.60m )

4th Bedroom, Double glazing window to the front elevation.

## Bathroom

7' 10" x 6' ( 2.39m x 1.83m )

Bathroom fitted with a panelled bath with overhead shower, low-level WC, and wash hand basin. An obscured double-glazed window to the side elevation.

## Rear Garden/Courtyard

Rear garden/courtyard which is enclosed, with a gate at the rear providing access to a pathway.









**Total floor area 112.6 m<sup>2</sup> (1,213 sq.ft.) approx**  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01752 351616**  
**E [stbudeau@connells.co.uk](mailto:stbudeau@connells.co.uk)**

15 Victoria Road St Budeaux  
 PLYMOUTH PL5 1RW

EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBU109600 - 0002