



LAWSON
Estate Agency...Only Better



Fleet Street, Keyham, Plymouth, PL2 2BX

Plymouth

Guide Price

£150,000

Lawson are delighted to market this mid-terrace period family home, just a short walk from all amenities, excellent transport links, and Devonport dockyard. The property does require some modernisation and benefits from accommodation arranged over two floors comprising; a PVC double glazed front door leading straight into a large, light and airy sitting room; with a bay window to the front elevation, a step leading to the kitchen/dining room; fitted with a matching range of base and eye level storage cupboards, an electric cooker, four burner gas hob, filter canopy, plumbing for a dishwasher, a stainless steel sink drainer unit with a mixer tap, a window to the rear elevation, understairs storage with a gas meter, and consumer unit.

From the kitchen a glazed door leads into a utility with a wall-mounted ideal combination boiler, plumbing for a washing machine, door and window to the side elevation. A folding door leads to the bathroom, which has been recently refitted with a matching white three piece suite, comprising a wash hand basin with storage beneath, low level WC, and a panel enclosed bath with a waterfall tap, and a Triton electric shower over, easy clean splash backs and ceiling from the kitchen dining room. Carpeted stairs are sent to the first floor landing with small loft access and a window to the rear elevation. Bedroom one, a spacious double with a window to the front elevation. Bedroom two, a further double has a window to the rear.

Externally, there's a rear courtyard, which is fully wall enclosed with a raised bed, a gateway to the service lane, and a small seating area. The property has the benefit of PVC double glazing and gas fired central heating.

UTILITIES

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

KEYHAM

Keyham is a well-established residential area of Plymouth with strong historic roots, originally developed in the Victorian and Edwardian era to house workers from HM Dockyard Devonport. It continues to offer a characterful urban setting with a strong sense of community.

The area benefits from a range of local amenities and is currently seeing ongoing regeneration in parts of the southern end, contributing to its long-term appeal and improvement.

Keyham is particularly well suited to a wide range of buyers, making it an excellent choice for families, first-time buyers and investors, thanks to its affordability, transport links and access to employment hubs.

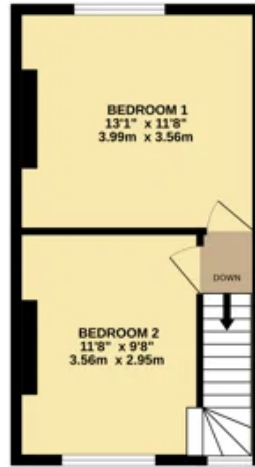
Education in the area includes Drake Primary School and Keyham Barton Catholic Primary School, with a selection of well-regarded secondary schools and further education facilities nearby.



GROUND FLOOR
287 sq ft. (26.5 sq m.) approx.



1ST FLOOR
294 sq ft. (27.2 sq m.) approx.



TOTAL FLOOR AREA: 580 sq ft. (53.7 sq m.) approx.
While every attempt has been made to ensure the accuracy of the Reader contained here, measurements of floor, ceiling, volume and any other items are approximate and no responsibility is accepted for any error, omission or mis-statement. This plan is for general guidance only and should be checked for accuracy before purchase. The services and fixtures for this property have not been tested and no guarantee is given regarding its efficiency or condition.
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UTILITIES

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

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.

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. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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