



9 Victory Street, Keyham, Plymouth
Plymouth

Offers Over
£195,000

Lawson's are delighted to market this beautifully appointed, renovated, mid terrace Victorian family home, just a short walk from all amenities, Devonport dockyard and regular transport links. The property has been fully renovated to an incredibly high standard and benefits from accommodation arranged over two floors comprising; a PVCu front door leading to a small entrance vestibule; with a mosaic tiled floor, half-height panelling, and a moulded ceiling heading into the hall; with wood effect flooring and a doorway opening into the sitting room; with a large bay window to the front elevation, an exposed brick fireplace, wood effect flooring, picture rail and dado rail.

The kitchen has been fitted to an incredibly high standard with a matching range of base and eye level storage cupboards with post-formed wood-effect work surfaces, space for a fridge freezer, space for cooker, and plumbing for a washing machine, one and a half bowl acrylic sink drainer unit with a mixer tap, and a large understairs storage cupboard with consumer unit, a doorway leads to the shower; fitted with a matching white contemporary suite with a low-level WC wash-hand basin with mixer tap and an oversized shower cubicle with easy clean splashbacks, large glass screen, drencher head, and hand attachment, window to the side elevation, a black contemporary towel rail, wood effect flooring, with a wall-mounted Ideal combination boiler, window to the side elevation, and automatic light, plumbing for a washing machine.

From the main hallway carpeted stairs ascend to the first floor landing. Bedroom one is a spacious double with a window to the rear elevation and a large fitted wardrobe and half-height panelling. Bedroom two, a further double has a window to the front.

To the rear, a feature of this property is its fully enclosed courtyard garden with raised beds, outside tap, light, decked terrace with exposed retaining walls and the gateway to the rear service lane, large storage shed. The property is fully double glazed, has gas-fired central heating, fully replumbed and rewired and is offered with no chain. Viewing is highly recommended.

UTILITIES

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

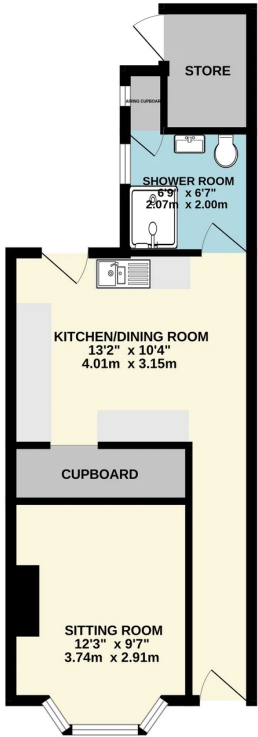
KEYHAM

Keyham is a Victorian/Edwardian built area of Plymouth in the English county of Devon. It was built to provide dense affordable housing just outside the wall of HM Dockyard Devonport for the thousands of civilian workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged mid-century by Keyham Steam Yard - Keyham at that period was a suburb of Devonport itself. Keyham Steam Yard was one of the locations for the first trials of the Fairbairn patent crane.

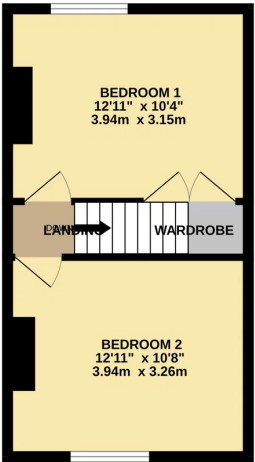
The development of housing was so rapid that HMS Hotspur later renamed HMS Monmouth was provided as a chapel ship for Roman Catholic services until the Roman Catholic Church of Our Most Holy Redeemer was built in 1901. That church was destroyed by fire following a bombing raid in 1941 and it was rebuilt in 1954.



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA - 698 sq.ft. (64.8 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.
Made with Metropix 12/2026



OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1627.90 (by internet enquiry with Plymouth City Council). These details are subject to change

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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

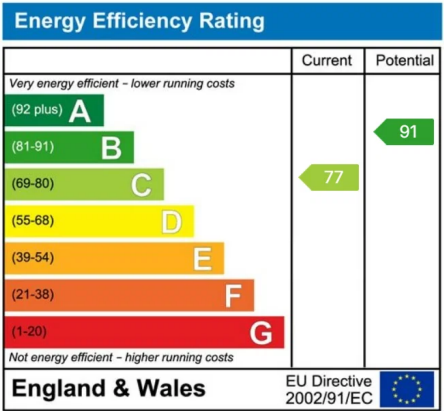
Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

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. 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.





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