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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
20/B/26 5882

Floor Plans...

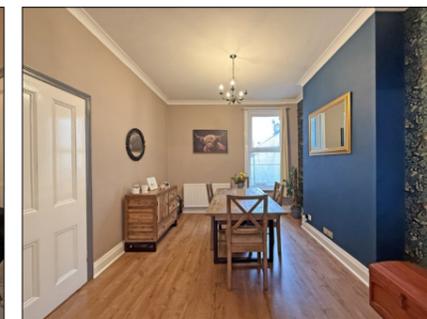


Further Information...

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



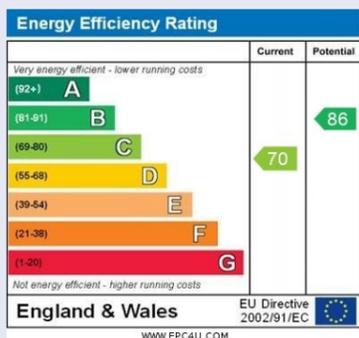
BEAUTIFULLY PRESENTED
SPILT LEVEL
ACCOMMODATION
THREE DOUBLE BEDROOMS
TWO RECEPTIONS
KITCHEN/BREAKFAST ROOM
SOUTH FACING COURTYARD
USEFUL CELLAR AREA

85 Station Road, Keyham,
Plymouth, PL2 1NL

We feel you may buy this property because...
'Of the beautiful presentation and particularly spacious accommodation on offer.'

£230,000

www.plymouthhomes.co.uk



Number of Bedrooms
Three Double Bedrooms

Property Construction
Solid Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
On Street Parking

Outside Space
Walled Courtyard

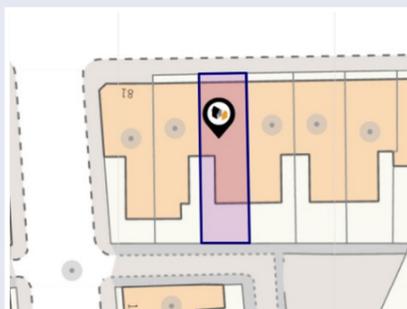
Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,100
Home or Investment
Property: £13,600

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...

This beautifully presented and particularly spacious property is a credit to the current owners. Internally the split-level accommodation boasts bay fronted lounge open plan to the dining area, a kitchen/breakfast room, three good sized double bedrooms and a four-piece bathroom suite. Externally the property enjoys a south facing walled courtyard garden with an outside wc and access to a useful cellar area. Plymouth Homes advise an early viewing to appreciate the size and presentation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Hardwood entrance door with window above opening into the entrance vestibule.

ENTRANCE VESTIBULE

With decorative dado rail with tiled inlay, coving to ceiling, overhead meter cupboard, door to the entrance hall.

ENTRANCE HALL

With radiator, dado rail, coving to ceiling, stairs descending to the kitchen and a half-glazed door opening to the rear, stairs rising to the first-floor half landing with understairs storage.

LOUNGE

4.48m (14'8") x 4.01m (13'2")

With double glazed bay window to front, decorative feature fireplace, radiator, wood effect laminate flooring, decorative coving to ceiling with ceiling rose, open plan into the dining area.

DINING AREA

3.79m (12'5") x 3.34m (11')

With double glazed window to the rear, radiator, wood effect laminate flooring, coving to ceiling, door to the entrance hallway.

KITCHEN/BREAKFAST ROOM

4.31m (14'2") x 3.45m (11'4") max

Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, spaces for fridge/freezer, slimline dishwasher and washing machine,



fitted electric oven and four ring gas hob with stainless steel cooker hood above, two double glazed windows to the side, built-in cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, radiator, wood effect laminate flooring, built in storage cupboard.

FIRST FLOOR

LANDING

With dado rail, coving to ceiling, access to the loft space, double glazed window to the rear.

BEDROOM 1

5.18m (17') x 3.86m (12'8")

A lovely, large double bedroom, with double glazed windows to the front, radiator, feature wall mounted mantle, built in storage cupboard.

BEDROOM 2

3.79m (12'5") x 3.33m (10'11")

A second double bedroom with double glazed window to the rear, built in storage cupboard, radiator, coving to ceiling.

BEDROOM 3

3.45m (11'4") max x 3.28m (10'9") max

A third double bedroom, with double glazed bay window to the rear, built in storage cupboard, radiator.

BATHROOM

2.46m (8'1") x 2.44m (8')

Fitted with a four-piece suite comprising, panelled bath, pedestal wash hand basin, shower cubicle and low-level WC, tiled splashbacks, chrome radiator/towel rail, obscure double-glazed window to the side.

BASEMENT

CELLAR

3.48m (11'5") x 3.06m (10')

A useful storage space with lighting and power.

OUTSIDE:

REAR

The rear opens to an L shaped walled courtyard measuring **9.83m (32'3") at longest x 5.18m (17') at widest**. The courtyard has patio, gravelled and flower borders, with an outside WC, door to the cellar, steps and gate opening to the rear.

