LAWSON
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158 Saltash Road, Keyham, Plymouth

Plymouth

Guide Price

£65,000

A spacious one double bedroom top floor apartment, conveniently situated to a host of amenities within this popular residential location requiring renovation, The living accommodation comprises a communal entrance hall, private entrance hall with built in storage, spacious lounge, a double bedroom, a fitted kitchen with built in electric and four gas hob and a modern shower room with separate WC. From the kitchen there is access to a fire escape which leads into the communal garden.

The property also benefits from PVCu double glazing and gas central heating and would be ideal for both investment and first time purchases. This property is held on a leasehold and there is 163 years remaining.

UTILITIES
Mains water, gas, electricity and mains drainage, mobile coverage is likely, potential broadband connections are ADSL, FTTC, FTTP.

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.

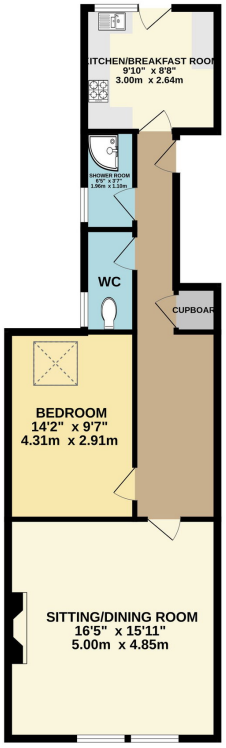
The development of housing was so rapid that HMS Hotspur later renamed HMS Monmouth was provided as a chapel ship for Roman Catholic services until the Roman Catholic Church of Our Most Holy Redeemer was built in 1901. That church was destroyed by fire following a bombing raid in 1941 and it was rebuilt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

Parts of the southern end are now subject to massive redevelopment using a regeneration package. It has a railway station. Drake Primary School and Keyham Barton Primary Schools, educate 4 – 11 year olds, with most secondary school children, attending Stoke Community College, Devonport High School for Boys or Marine Academy Plymouth (in King's Tamerton). College students, may attend Goschen Centre, or the Kings Road Centre.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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.
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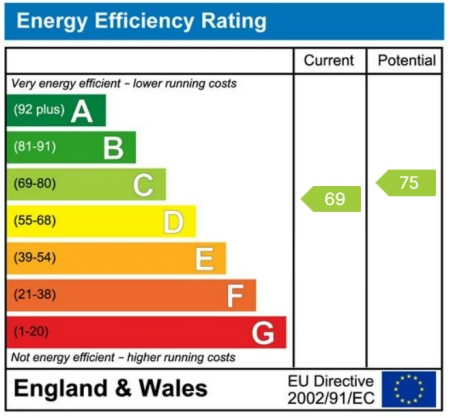

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OUTGOINGS PLYMOUTH
We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change. This property has a service charge of approximately £600.00 per annum.

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.
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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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