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£200,000 FREEHOLD

RENOWN STREET, KEYHAM, PLYMOUTH

A well-presented, Victorian three-bedroom terraced home offering spacious accommodation, with the added benefit of no onward chain. The property is currently tenanted but will be sold with vacant possession, making it an appealing option for first-time buyers, families and investors alike. Having been fully refurbished by the current owners in 2021, it has been thoughtfully updated while retaining many of its original features and period charm. Ideally positioned for local amenities, transport links and easy access to Plymouth City Centre, the property offers a ready-to-occupy home in a popular and convenient location.

EPC - C



PROPERTY DETAILS

The ground floor features an entrance vestibule and entrance hall, a generous bay fronted sitting room, separate dining room, modern fitted kitchen, utility area and a convenient ground floor cloakroom. Upstairs, there are three bedrooms, two being doubles, together with a family bathroom. Externally, the property enjoys a private, low-maintenance courtyard garden to the rear. The accommodation is complete with being fully double glazed and centrally heated.

A viewing is highly recommended to appreciate the size and condition of the property on offer!

COUNCIL TAX BAND – B

UPVC door to;

ENTRANCE VESTIBULE

With opaque half glazed door to;

ENTRANCE HALL

Staircase to first floor, 2 x panelled radiators, wooden balustrading, built-in storage cupboard under stairs, doors lead from the entrance hall providing access to all ground floor rooms.

LOUNGE

13'7 into bay x 12'1 (4.2m into bay x 3.7m)

Attractive fireplace with wooden surround and mantle over, double panelled radiator, UPVC double glazed bay window to front elevation.

DINING ROOM

10'4 x 9'8 (3.2m x 3m)

Panelled radiator, UPVC double glazed window to rear elevation.

KITCHEN

9'8 x 9'5 (3m x 2.9m)

Fitted with a range of modern grey high gloss base and eye level storage cupboards, granite effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, integrated oven and 4 ring electric hob with extractor canopy over, integrated fridge freezer, UPVC double glazed window to side elevation, ceiling spotlights, tiled walls. Archway to;

UTILITY ROOM

7'2 x 5'9 (2.2m x 1.8m)

Plumbing for a washing machine, wall mounted gas boiler providing hot water and central heating, part-tiled walls, UPVC double glazed window to side elevation with matching door providing access to the rear courtyard. Door to;

CLOAKROOM

White suite comprising low level WC, fully tiled walls.

FIRST FLOOR

LANDING

Access to loft space. Doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE

15'4 x 10'8 (4.7m x 3.3m)

Panelled radiator, UPVC double glazed window to front elevation.

BEDROOM TWO

10'8 x 9'8 (3.3m x 3m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

9'5 x 5'9 into bay (2.9m x 1.8m into bay)

Panelled radiator, UPVC double glazed bay window to rear elevation.

BATHROOM

Modern white suite comprising panelled bath with mixer shower over, pedestal basin, low level WC, fully tiled walls, opaque UPVC double glazed window to side elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard, with a pedestrian gate providing access on to the rear service lane.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

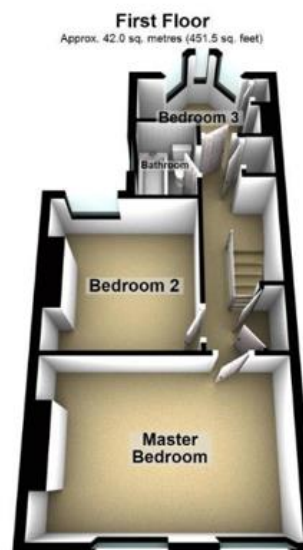
The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Total area: approx. 91.9 sq. metres (989.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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