

Contact us

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PL4 7AA
(01752) 514500

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

Our Property Reference:
08/E/26 5952

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

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



Draft Details – Not Approved & Subject To Change



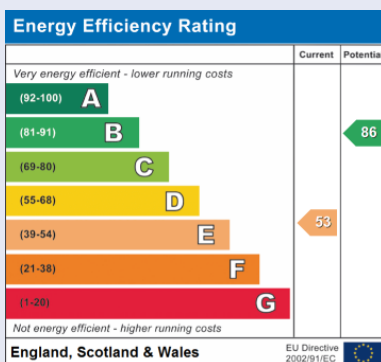
POPULAR LOCATION
THREE BEDROOMS
TWO RECEPTIONS
DOUBLE GLAZING
CENTRAL HEATING
SOUTH FACING COURTYARD
NO ONWARD CHAIN

2 York Terrace, Keyham,
Plymouth, PL2 1LR

We feel you may buy this property because...
'It's a spacious property, within a sought-after location and offers no onward chain.'

£210,000

www.plymouthhomes.co.uk



Number of Bedrooms

Three Bedrooms

Property Construction

Solid Brick Walls

Heating System

Gas Central Heating

Water Meter

TBC

Parking

On Street Parking

Outside Space

Walled Courtyard

Council Tax Band

A

Council Tax Cost 2026/2027

Full Cost: £1,627.90

Single Person: £1,220.93

Stamp Duty Liability

First Time Buyer: Nil

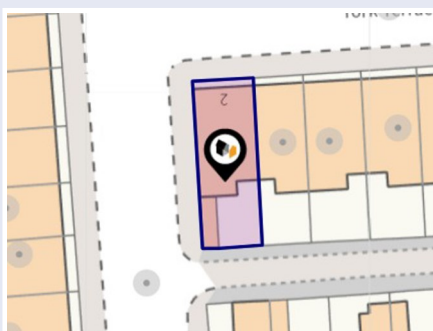
Main Residence: £1,700

Home or Investment

Property: £12,200

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, end terraced home is situated within a popular location and would make an ideal first time buy or family home. The accommodation comprises, entrance hallway, bay fronted lounge, dining room and fitted kitchen to the ground floor. Upstairs are three bedrooms and fitted bathroom suite. Further benefits include gas central heating, double glazing and externally there is an enclosed and level south facing walled courtyard. Offered for sale with no onward chain, Plymouth homes highly recommend an early viewing to fully appreciate the accommodation on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed uPVC door, with double glazed window above, opening into the entrance vestibule.

VESTIBULE

With decorative tiled dado rail and open plan doorway into the entrance hall.

ENTRANCE HALL

With radiator, stairs rising to the first-floor landing with an under stairs storage cupboard, half panelled walls, steps descending to the kitchen, door into the dining room.

DINING ROOM

4.13m (13'7") x 2.75m (9')

With double glazed window to the rear, radiator, serving hatch into the kitchen, door into the lounge.

LOUNGE

4.05m (13'4") into bay x 3.48m (11'5")

With double glazed bay window to the front, radiator, coving to ceiling, ceiling rose.

KITCHEN

3.14m (10'4") x 1.44m (4'9")

Fitted with a matching base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, spaces for fridge/freezer and washing machine, built-in electric oven and four ring ceramic hob with cooker hood above, double glazed window and door to the rear, radiator, extractor fan, tiled flooring, uPVC glazed door to the rear courtyard.



FIRST FLOOR



Floor Plans...

LANDING

Built in airing cupboard also housing the wall mounted boiler serving the heating system and domestic hot water, access to the loft space.

BEDROOM 1

4.09m (13'5") x 2.66m (8'9")

With double glazed window to the rear, radiator.

BEDROOM 2

3.48m (11'5") x 2.37m (7'9")

With double glazed window to the front, radiator.

BEDROOM 3

2.72m (8'11") x 2.01m (6'7")

With double glazed window to the front, radiator.

BATHROOM

Fitted with a three-piece suite comprising panelled bath with hand shower attachment off the mixer tap, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, extractor fan, obscure double-glazed window to the rear, radiator, tiled flooring.

OUTSIDE

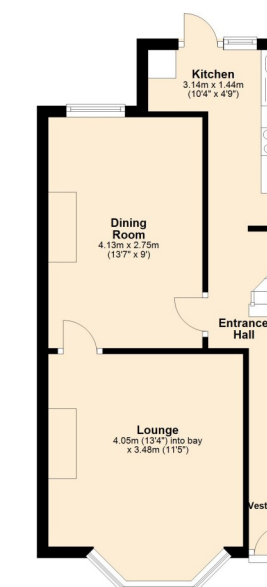
REAR

To the rear of the property there is an enclosed, south facing paved courtyard with two storage sheds, one with plumbing for a domestic appliance. There are also a useful basement storage area and a gate which provides access to the rear service lane.



Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)

