

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**

56 Morshead Road
Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

15/I/26 6065

**EPC
TBC**

Floor Plans...



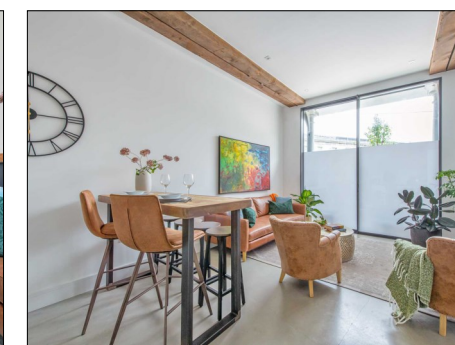
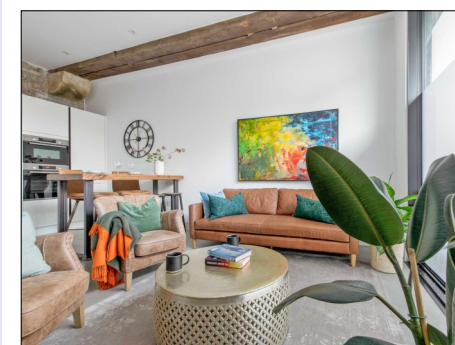
Further Information...

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



Draft Details – Not Approved & Subject To Change



**THREE DOUBLE BEDROOMS
CONVERTED IN 2024
EXCEPTIONAL FINISH
EN-SUITE SHOWER ROOM
SOUGHT AFTER LOCATION
WATER'S EDGE
DEVELOPMENT
AIRBNB POTENTIAL**

**21 Factory Cooperage, Royal William Yard,
Plymouth, PL1 3GX**

We feel you may buy this property because...

‘Converted only two years ago, this exceptional three bedroom house is presented to a particularly high standard, and positioned close to the water’s edge and a plethora of restaurants and bars.’

£435,000

www.plymouthhomes.co.uk

Number of Bedrooms
Three Bedrooms

Property Construction
Solid Stone Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
TBC

Outside Space
Non

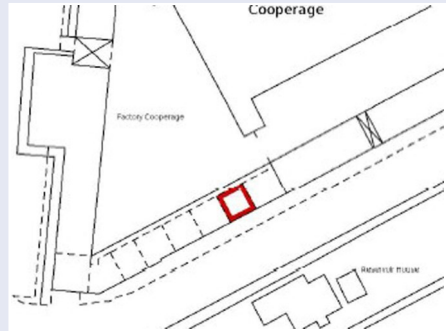
Council Tax Band
B

Council Tax Cost 2026/2027
Full Cost: £1,899.22
Single Person: £1,424.22

Stamp Duty Liability
First Time Buyer: £6,750
Main Residence: £11,750
Home or Investment
Property: £33,500

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...

Finished to an exceptional standard and positioned within the sought after Royal William Yard, this contemporary home was converted in 2024 and is offered for sale with no onward chain. The immaculately presented home comprises: entrance hall with generous storage, cloakroom, open plan lounge/dining room/kitchen, three double bedrooms, family bathroom, study area and an en-suite shower room to the master bedroom. The conversion has been skilfully planned and beautifully executed, maximising living space whilst retaining the original character of the cooperage, to include exposed stone walls and roof lines. Positioned in a ‘tucked away’ position, yet within close proximity to the water's edge and an array of restaurants, bars, shops and the Everyman cinema, Plymouth Homes highly recommend this stylish home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE HALL

Large storage cupboard housing the combination boiler, polished concrete floor, stairs to the first floor landing with an under-stairs storage cupboard, recessed spotlights.

LOUNGE/KITCHEN/DINING ROOM
5.81m (19'1") x 3.85m (12'8")

LOUNGE/DINING AREA

Large opening doors to the front, polished concrete floor, high ceiling with exposed beams, exposed stone wall.

KITCHEN AREA

Quality kitchen fitted with a matching range of base and eye level units with composite stone worksurfaces above, inset 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, fitted electric oven with microwave above, ceramic hob with cooker hood above.

CLOAKROOM

Suite comprising a wash hand basin and low-level WC, tiled splashback, exposed stone walls, polished concrete floor, recessed spotlights.



FIRST FLOOR

LANDING

Double glazed window to the rear, exposed stone walls, stairs to the second floor landing.

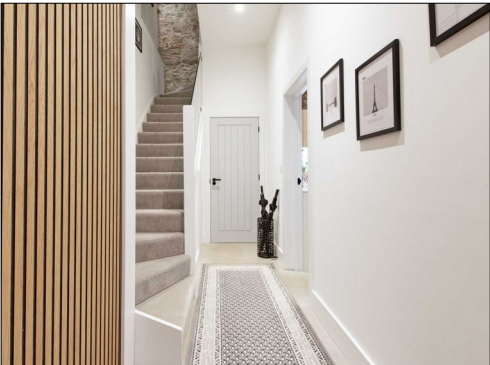
BEDROOM 2
4.12m (13'6") x 2.70m (8'10")
Double glazed window to the front, built-in double wardrobe with hanging rail and shelving, radiator, recessed spotlights, exposed stone wall.

BEDROOM 3
4.12m (13'6") x 3.18m (10'5")
Built-in double wardrobe with hanging rail and shelving, radiator, exposed stone walls, recessed spotlights, double glazed sliding doors with a duchess style balcony to the front.

BATHROOM
Modern suite comprising a deep panelled double ended bath with an independent shower and screen above, vanity wash hand basin, tiled walls, heated towel rail, tiled floor, recessed spotlights.

SECOND FLOOR

STUDY AREA
Glass balustrade, skylight windows, exposed stone wall, door to:



MASTER BEDROOM
4.38m (14'4") x 4.13m (13'7")
Skylight windows, radiator, sliding door to:

EN-SUITE SHOWER ROOM
Modern suite comprising a double shower cubicle, vanity wash hand basin, low-level WC, tiled walls, mirror, tiled flooring, heated towel rail.

PARKING
TBC

LEASE DETAILS
The term of the lease for this property is 986 years from June 2024. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is TBC, and the current service charge is £2,625 per annum. This will be verified by the purchaser’s legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.