

Offers Over £165,000



20A MARISTOW AVENUE, KEYHAM, PLYMOUTH, PL2 1LP

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

DESCRIPTION

Lawson are delighted to market this beautifully renovated end terrace family home in the heart of Keyham, just a short walk from all amenities, regular transport links and schooling. The property benefits from accommodation arranged over two floors comprising, PVCu double glazed front door leading into a carpeted entrance vestibule and hallway, a doorway then leads into bedroom one, a spacious double room with a window to the side and rear elevation. Bedroom two is a further double with a window to the side and rear elevation and then a doorway to the family bathroom.

The family bathroom has been fitted to an exceptionally high standard with a matching 3-piece suite comprising, a low level WC, pedestal wash hand basin with storage beneath, a panel enclosed bath with attractive tiled splash backs and a direct feed shower unit, window to the side elevation and an extractor fan.

Carpeted stairs ascend to the ground floor with vinyl flooring, a doorway to the rear lobby and a cloakroom with a low level WC, wash hand basin and a window to the side elevation. On the ground floor, a doorway then leads to a utility room with plumbing for a washing machine, space for a tumble dryer, fitted work surface and tiled splash backs.

The kitchen/breakfast room is very spacious and has been fitted to a high standard with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, an integral electric oven, four burner gas hob, filter canopy, fridge and freezer, metro tiled splash backs, inset spotlights and a wall mounted Ideal Logic gas combination boiler, stainless steel sink drain unit with mixer tap, window and door to the rear garden. The lounge is another spacious room with a large box bay window overlooking the garden and an under stair storage.

Externally, the garden is fully walled enclosed with a small outside storage cupboard, flagged pathway and steps leading to a sun terrace which is fully wall and fence enclosed and has a beautiful southerly aspect and has a gateway to the rear service lane. The property also has the benefit of gas central heating and PVCu double glazing throughout.

KEYHAM

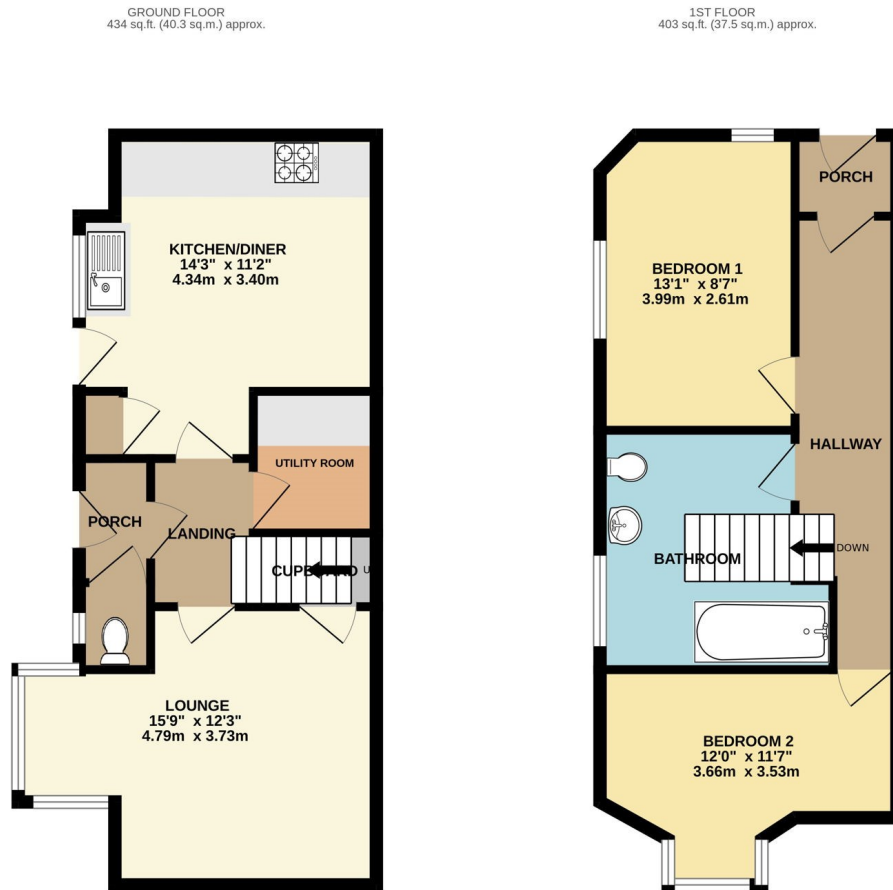
Keyham is a Victorian/Edwardian built area of Plymouth in the English county of Devon. It was built to provide dense affordable housing just outside the wall of HM Dockyard Devonport for the thousands of civilian workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged 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.



FLOOR PLAN



TOTAL FLOOR AREA: 838 sq.ft. (77.8 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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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.

UTILITIES

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

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

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. Copyright Lawson 2024.

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). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

