

**Guide Price £190,000 Freehold**



**351 ST. LEVAN ROAD, KEYHAM, PLYMOUTH, PL2 1JR**

## FULL DESCRIPTION

Lawson are delighted to market this very spacious Victorian double fronted family home just a stone's throw from all amenities and excellent transport links. The property does require renovation, however it does benefit from accommodation arranged over two floors comprising: a front door leading to an entrance vestibule with carpeted stairs to the first floor and under-stairs storage. A doorway leads to the kitchen which is fitted with a range of base and eye level storage cupboards with gas cooker point, stainless steel sink drainer unit with mixer tap and a window to the rear elevation. There is a utility with plumbing for a washing machine, space for fridge freezer and a tumble dryer, window to the side elevation. The cloakroom has a low level w.c. Also on the ground floor there are three large reception rooms, two living rooms with windows to the front and a dining room with a window to the rear.

To the first floor bedroom one is a spacious double with a wardrobe and a window to the front elevation. Bedroom two is a further double with a window to the front elevation and bedroom three, again a double with a window to the rear. The family bathroom is fitted with a four piece suite comprising panel enclosed bath, low level w.c, pedestal wash hand basin and a tiled shower cubicle, there is also a wall mounted Baxi combination boiler providing central heating and hot water.

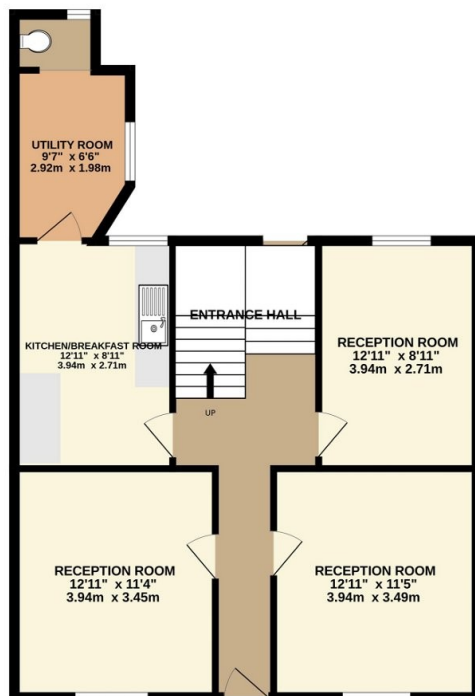
Externally the rear garden is wall enclosed with a flagged patio and a gateway leading to a large parking area. The property has the benefit of PVCu double glazing, gas fired central heating and with some work could be renovated to create a beautiful family home.

## PLYMOUTH

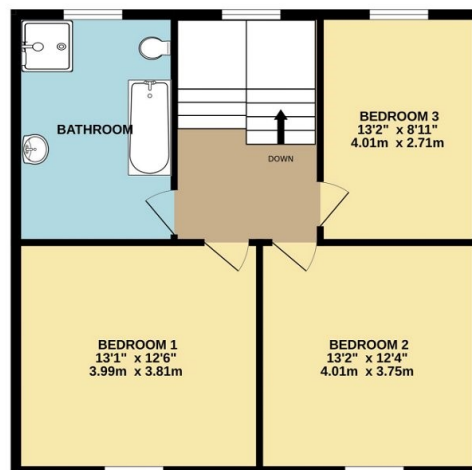
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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  
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 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.

## SERVICES

Mains water, gas, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band ' B ' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68(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 2023.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

