



Ronald Terrace, Keyham, Plymouth, PL2 Offers Over: £150,000

Freehold

Very rarely do you come across a property with so much space and versatility, however this period property overlooking St Levan Park truly breaks the mould. On the ground floor, you are greeted by a generous lounge/dining area, which has sliding doors separating the two rooms if required.

Towards the rear of the property, there is then a very well-presented kitchen which has been refurbished to a fresh standard. This then leads to a utility room as well as a downstairs WC, perfect for any growing family. Upstairs, the home boasts two double bedrooms and a further single bedroom which have all been redecorated in a similar fashion. A fantastic addition to this family home is without doubt its converted loft, providing two extremely spacious rooms. Although not classed as bedrooms as the conversion is not yet signed off, both rooms offer great potential to be utilised by a family of almost any size. Outside the property has an enclosed patio style rear garden which is a real sun-trap into the evening. EPC: D

Rooms

Porch 5'11" x 2'11" (1.8m x 0.9m). Wood flooring, Wood door providing access to entrance hall.

Entrance Hall 5'3" x 12'5" (1.6m x 3.78m). Carpet flooring, wall mounted radiator, access to ground floor rooms as well as stairs leading to first floor landing.

Living Room 13'3" x 11'8" (4.04m x 3.56m). Wood flooring, wall mounted gas radiator, double glazed bay windows, Tv point.

Dining Room 8'2" x 14'2" (2.5m x 4.32m). Wood flooring, wall mounted gas radiator, Double glazed window to side aspect, open plan through to Living room.

Kitchen 9'11" x 10'9" (3.02m x 3.28m). Wood flooring, matching wall and base units, integrated induction hob, extractor fan above, integrated double oven, space for fridge / freezer, stainless steel sink and draining unit with hot and cold mixer tap, access to utility room.

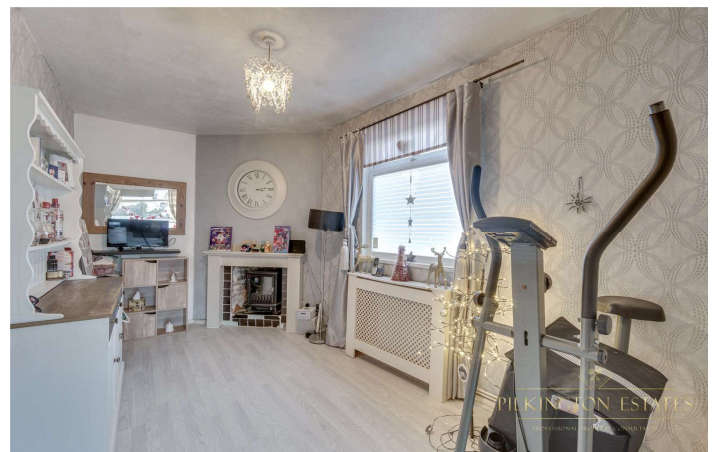
Downstairs WC 3'8" x 3'10" (1.12m x 1.17m). Tiled flooring, low level WC, double glazed window to side aspect.

Utility Room 6'9" x 11'2" (2.06m x 3.4m). Tiled flooring, space for washer / dryer, double glazed window to side aspect, wall mounted radiator, double glazed door providing access to rear garden.

Landing Carpet flooring, wall mounted radiator, access to all rooms.

Bedroom 10'4" x 15'8" (3.15m x 4.78m). Wood flooring, wall mounted radiator, double glazed window to front aspect, Tv point.

Bedroom 7'6" x 10'10" (2.29m x 3.3m). Carpet flooring, double glazed window to side aspect, Tv point.





Bedroom 8'6" x 12'3" (2.6m x 3.73m). Carpet flooring, double glazing to the front aspect, stairs leading to loft conversion.

Bathroom 6'8" x 8'3" (2.03m x 2.51m). Vinyl flooring, bath with hot and cold mixer taps above, wash hand basin with hot and cold mixer taps, vanity unit below, shower cubicle with gas shower head, storage cupboard, double glazed window to rear aspect.

Seperate WC 2'11" x 4'11" (0.9m x 1.5m). Vinyl flooring, low level WC, double glazed window to rear aspect.

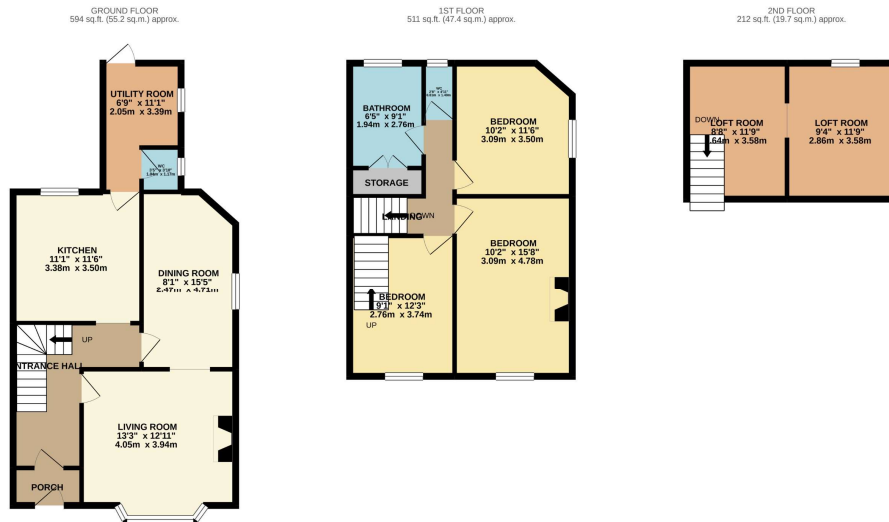
Loft room 8'8" x 11'8" (2.64m x 3.56m). Stairs downwards to smallest bedroom, carpet flooring, access to other loft room.

Loft room 9'4" x 11'10" (2.84m x 3.6m). Carpet flooring, double glazed Velux window to rear aspect.

Outside To the rear the garden has been laid to patio, providing a level low maintenance space perfect for garden furniture.

Charges

Council Tax Band: TBC



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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