



## 319 St Levan Road

Keyham, Plymouth, PL2 1JP

**Guide Price £260,000**



A Victorian period built mid-terrace 2 storey home offering generously proportioned adaptable accommodation. Owned by the present owner for many years, looked after, upgraded & improved over the year, now providing a characterful, welcoming & comfortably appointed home. The benefit of gas fired central heating with a modern boiler, recently been serviced & uPVC double-glazing.



ST LEVAN ROAD, PLYMOUTH, PL2 1JP

GUIDE PRICE £260,000 - £270,000

### LOCATION

The property fronting onto St Levan Road, lying between Keyham & Stoke, within easy walking distance of Devonport Dockyard. A good range of local services & amenities close by, including a junior/infant school, bus routes into town & around the city.

### ACCOMMODATION

#### GROUND FLOOR

**ENTRANCE LOBBY 5'4 x 3'5 (1.63m x 1.04m)**

#### HALL

Long hallway with staircase rising to the first floor. Under-stairs storage cupboard.

**LOUNGE 16'3 x 13'4 maximum (4.95m x 4.06m maximum)**

Wide bay window to the front. Focal feature fireplace with modern wood burning stove & lined flue. Archway (with doors currently not fitted) into;

**DINING ROOM 13' x 11'4 (3.96m x 3.45m)**

Window to the rear.

**KITCHEN/BREAKFAST ROOM 22'4 x 9'4 overall (6.81m x 2.84m overall)**

Wide picture window overlooking the rear garden. French door to the side. Cupboard housing the Vaillant gas fired combination boiler servicing the central heating & domestic hot water. Feature fireplace. The kitchen fitted & integrated with a good range of cupboard & drawer storage, with Bosch electric oven, 4 ring gas hob with extract hood over & 3 spaces suitable for an American style fridge/freezer, washing machine & tumble-dryer.

#### FIRST FLOOR

#### LANDING

**BEDROOM ONE 13'4 x 11'4 maximum (4.06m x 3.45m maximum)**

Window to the rear.

**BEDROOM TWO 14'6 x 9'5 (4.42m x 2.87m)**

Windows to the side & rear. Long fitted wardrobe.

**BATHROOM 7'8 x 5'6 (2.34m x 1.68m)**

Quality white modern suite comprising bath with mixer tap, handheld shower & overhead douche-spray. Wash hand basin & wc with cupboard under.

**BEDROOM THREE 13'8 x 8'5 in part 10'10 maximum (4.17m x 2.57m in part 3.30m maximum)**

Window to the front.

**BEDROOM FOUR 10'10 x 8'7 maximum (3.30m x 2.62m maximum)**

Window to the front.

**SHOWER ROOM 8'1 x 2'6 (2.46m x 0.76m)**

White modern suite with wc, wall hung wash hand basin & shower.

#### EXTERNALLY

Enclosed lawned front garden. To the rear a long rear garden with courtyard next to the house, stone chipped covered seating area, well stocked borders containing a profusion of interesting specimen bushes & shrubs. A wide deck, metal shed & garden shed. Private parking at the end. Double gates leading onto the rear service lane.

#### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

#### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

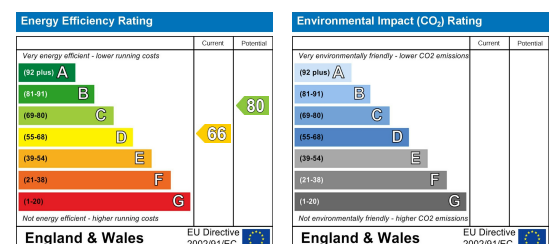


## Floor Plans



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## Energy Efficiency Graph



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