

Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings



Cross Keys Estates
Residential Sales & Lettings



Cross Keys Estates
Residential Sales & Lettings

5 Telegraph Wharf
Plymouth, PL1 3RD
Price £475,000 Freehold



5 Telegraph Wharf, Plymouth, PL1 3RD

Price £475,000 Freehold

Nestled in the much sought-after location of Stonehouse Peninsula, this stunning waterfront town house property is a true gem waiting to be discovered. Built in the late 1980s, this immaculately presented end terrace house boasts not only a prime location but also a perfect blend of comfort and style. As you step inside, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. One of the highlights of this property is the waterside terrace garden and balcony, where you can unwind and enjoy breath-taking sunsets over the water. Imagine sipping your morning coffee or hosting a summer barbecue in this picturesque setting – the possibilities are endless. Parking is always a premium in this area, but worry not as this property comes with private parking for 1 vehicle and visitor parking just around the corner, making your daily commute or weekend getaways a

- Stunning Immaculate Waterside Townhouse
- Three Ample Sized Double Bedrooms
- Two Modern Bathrooms & Utility Room
- Spectacular Panoramic Waterway Views
- Off Road Parking For One Vehicle
- Idyllic Coastal Setting, Spectacular Views
- Fabulous Open Plan Living/Entertaining
- Available With No Onward Chain
- Terrace Garden, Awning & Patio Heater
- Early Viewing Advised, EPC - C73



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Stonehouse Peninsula

Stonehouse is one of the oldest districts in Plymouth, dating back to early Roman times and is famous for being one of the original three towns that merged to form what we now call Plymouth.

During the 17th, 18th and 19th centuries the areas of Emma Place and Caroline Place were home to many of the West Country's top-ranking admirals, doctors and clergy. Significant buildings include the Royal William Yard, the Royal Marine Barracks, Stonehouse and the Royal Naval Hospital, Stonehouse. Of these three defense complexes only the Barracks remain in Naval possession, the other two were sold and are now converted to predominantly residential use. During 1882, Arthur Conan Doyle worked as a newly qualified physician at 1 Durnford Street, East Stonehouse. Plaques bearing passages from his works featuring Sherlock Holmes have since been set into the pavement in Durnford Street. Between 1993 and 1998 the part of Stonehouse to the west of Durnford Street (including the Royal William Victualling Yard) was designated as one of the three areas of the city under control of Plymouth Development Corporation. Gradually affluent residents are moving back into the district. The Royal William Yard, a walled site, welcomes the public freely (apart from car parking charges) to its increasing number of food outlets, and has part of the South West Coast Path running through it, using a staircase specially constructed in 2013.

Entrance Hall

Ground Floor Reception Area

23'9" x 13'10" (7.25m x 4.21m)

Landing

Bedroom 1

11'2" x 13'10" (3.40m x 4.21m)

Balcony

3'5" x 13'10" (1.04m x 4.21m)

Shower Room

Utility

4'2" x 7'6" (1.26m x 2.29m)

Landing

Bedroom 2

9'2" x 13'10" (2.79m x 4.21m)

Bedroom 3

7'1" x 9'10" (2.15m x 3.00m)

Bathroom

Rear Sunset Terrace Garden

Panoramic Views

Lettings Department

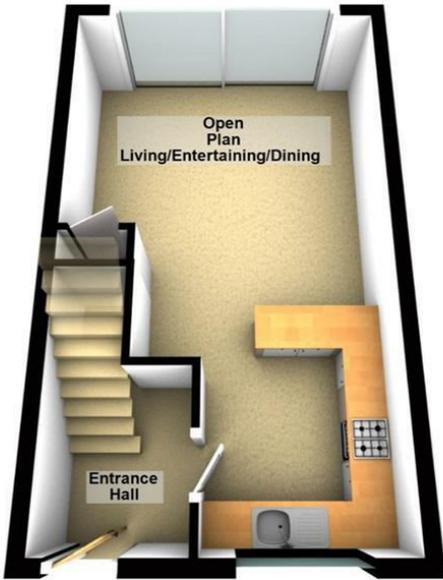
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

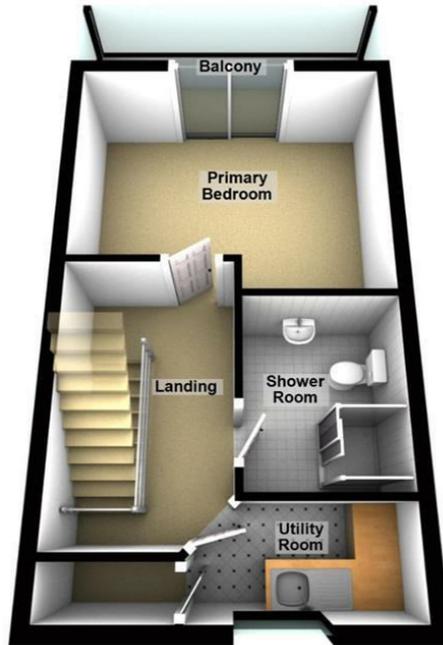
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



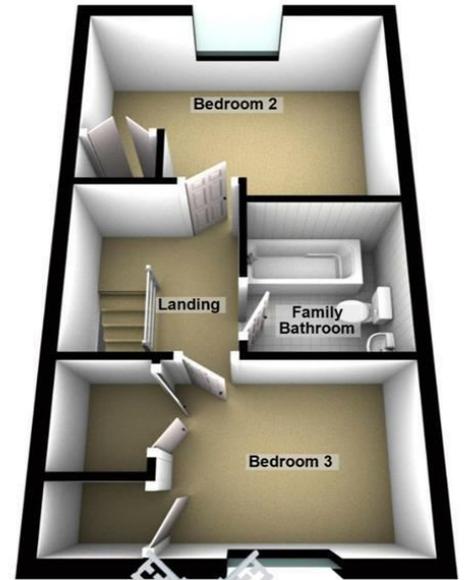
Ground Floor



First Floor



Second Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band D



Cross Keys Estates
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net