

Cross Keys Estates

Opening doors to your future



287 Saltash Road
Plymouth, PL2 2DG
Guide Price £210,000 Freehold



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** Guide Price £210,000 to £230,000 **

Cross Keys Estates invite you to view this fantastic family abode. Nestled on Saltash Road in Keyham, this charming 1930s terraced house is a true gem waiting to be discovered. Perfectly situated near HMS Drake and Devonport Dockyard, this property offers not just a home, but a lifestyle. As you step inside, you'll be greeted by a delightful open-plan living space on the ground floor, complete with a high-end fitted kitchen. The seamless flow of this area is perfect for entertaining guests or simply relaxing with your loved ones. Venture upstairs to find three traditional bedrooms, each offering a cosy retreat, along with a contemporary family bathroom. The perfect blend of classic and modern design ensures comfort and style throughout. One of the standout features of this property is the huge westerly facing enclosed rear garden. Imagine enjoying sunny afternoons or hosting summer barbecues in this

- Fantastic Family Abode Close To HMS Drake
- Open Plan Sitting Room/Dining Room/Kitchen
- Modern Fitted Bathroom, Separate Shower
- Large Westerly Facing Enclosed Rear Garden
- Option For Off Street Parking To Rear (STPP)
- Traditional Yet Updated Accommodation
- Two Large Double & One Single Bedroom
- Double Glazed & Centrally Heated Throughout
- Large Cellar Ripe For Further Development
- Early Viewing Recommended, EPC = D66



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. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

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.

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.

Entrance Hallway

Sitting Room

12'10" x 13'3" (3.92m x 4.03m)

Dining Room

13'0" x 11'9" (3.95m x 3.57m)

Kitchen

8'10" x 7'1" (2.70m x 2.15m)

Landing

Primary Bedroom

12'10" x 11'9" (3.91m x 3.57m)

Bedroom 2

13'0" x 11'9" (3.96m x 3.57m)

Bedroom 3

7'9" x 7'1" (2.37m x 2.15m)

Family Bathroom

Cellar

21'3" x 18'10" approx (6.50m x 5.75m approx)

Gardens

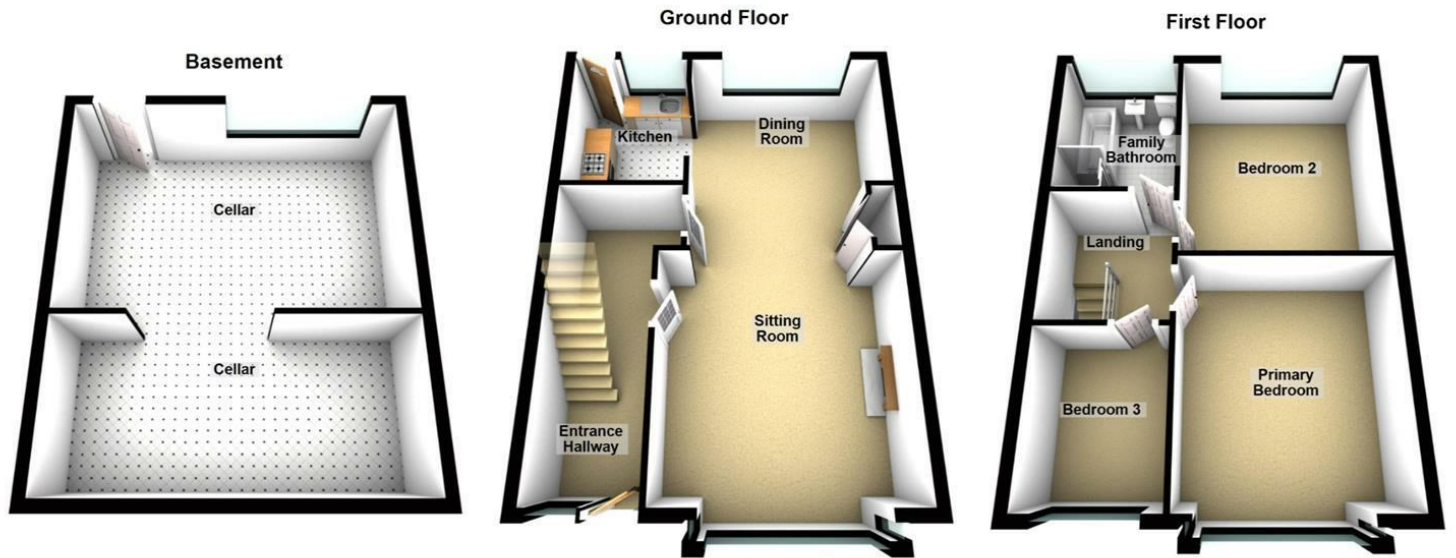
Cross keys Lettings Department

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

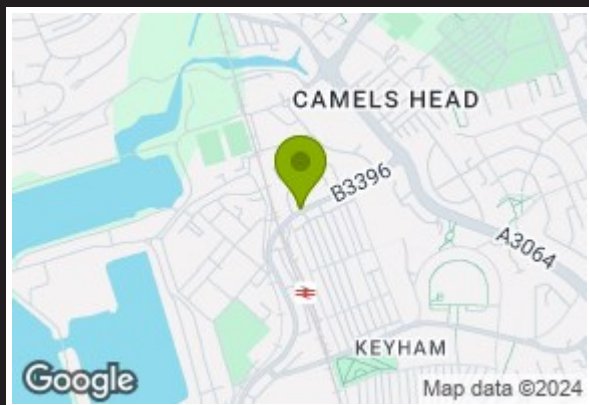
Financial Services

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





Cross Keys Estates
Residential Sales & Lettings



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 66 |
| (81-91) B | | | |
| (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 B



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