



Cross Keys Estates

Opening doors to your future



3 Savery Terrace
Plymouth, PL4 7ET
Guide Price £230,000 Freehold



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* Guide Price £230,000 - £250,000 * Cross Keys Estates are delighted to present for sale this beautifully renovated Victorian mid terrace home situated within the popular residential area of Lipson. This stunning home blends seamlessly a fusion of stunning period features with a contemporary living standard. The thoughtfully laid out accommodation on offer briefly comprises entrance vestibule & hall, fitted kitchen, feature bay fronted sitting room with stripped wooden floorboards, three double bedrooms, bathroom, laundry room, separate utility and externally accessed storage shed. To the rear the property boasts a fantastic low maintenance rear garden with a sunny aspect. Located just a short walk from a host of excellent local amenities, transport links and schooling this property finds itself just outside of the city centre, enjoying all the benefits of inner city living whilst still offering a residential feel. Offered to the market with potential for no onward chain, or to be sold as an ongoing investment this property is sure to be popular and an early internal viewing comes highly recommended to appreciate all that it has to offer.

- Victorian Mid-Terraced House
- Convenient Central Location
- Modern Kitchen/Diner
- Lovely Enclosed Garden
- Fantastic Potential Investment
- Newly Refurbished Throughout
- Three Double Bedrooms
- No Onward Chain
- Modern Family Bathroom
- EPC - D63



Lipson

The property is situated in Lipson, specifically along the less well known Savery Terrace on Lipson Road. This fantastic central location means the property is within close proximity to a wealth of local amenities found in nearby Mutley Plain and slightly further away in Plymouth City Centre itself. Regular local bus services run nearby along Lipson Road, Queens Road and Mount Gould Road giving access into the City Centre and other areas across the city. Lipson Co-operative Academy and Lipson Vale Primary School are both located nearby and both have Good Ofsted Reports.

Plymouth

Plymouth is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

Living Room

15'8" x 13'6" (4.78m x 4.11m)

Kitchen/Diner

14'2" x 11'3" (4.32m x 3.43m)

Bedroom 1

17'4" x 15'8" (5.28m x 4.78m)

Bedroom 2

14'2" x 11'3" (4.32m x 3.43m)

Bedroom 3

14'2" x 11'3" (4.32m x 3.43m)

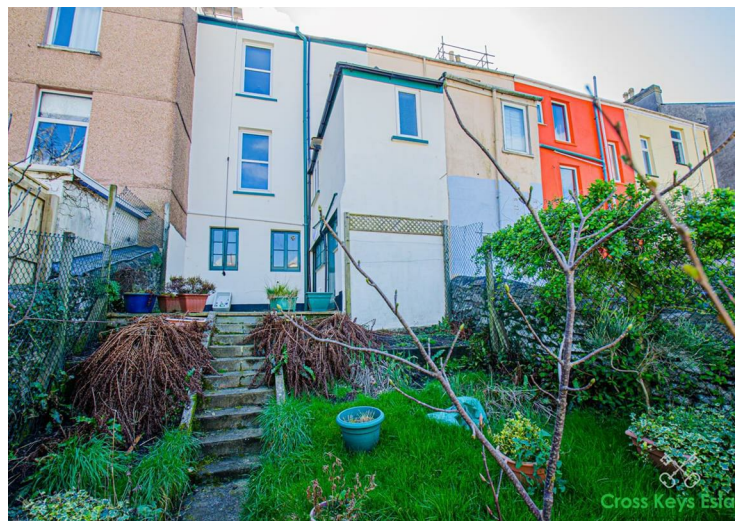
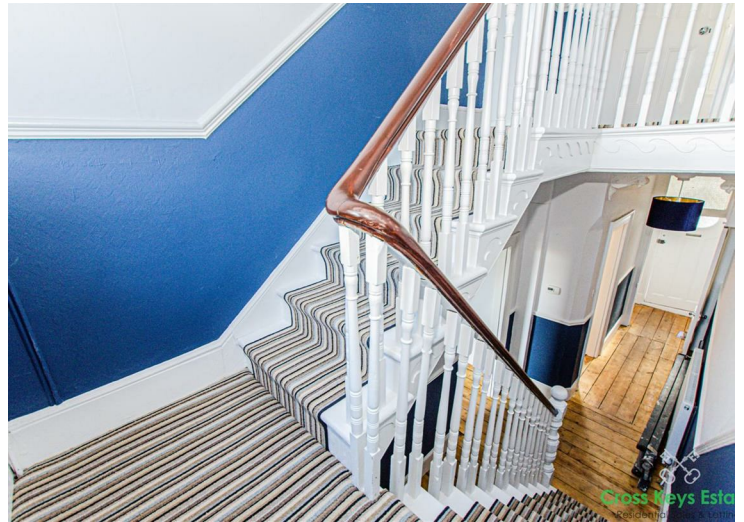
Bathroom

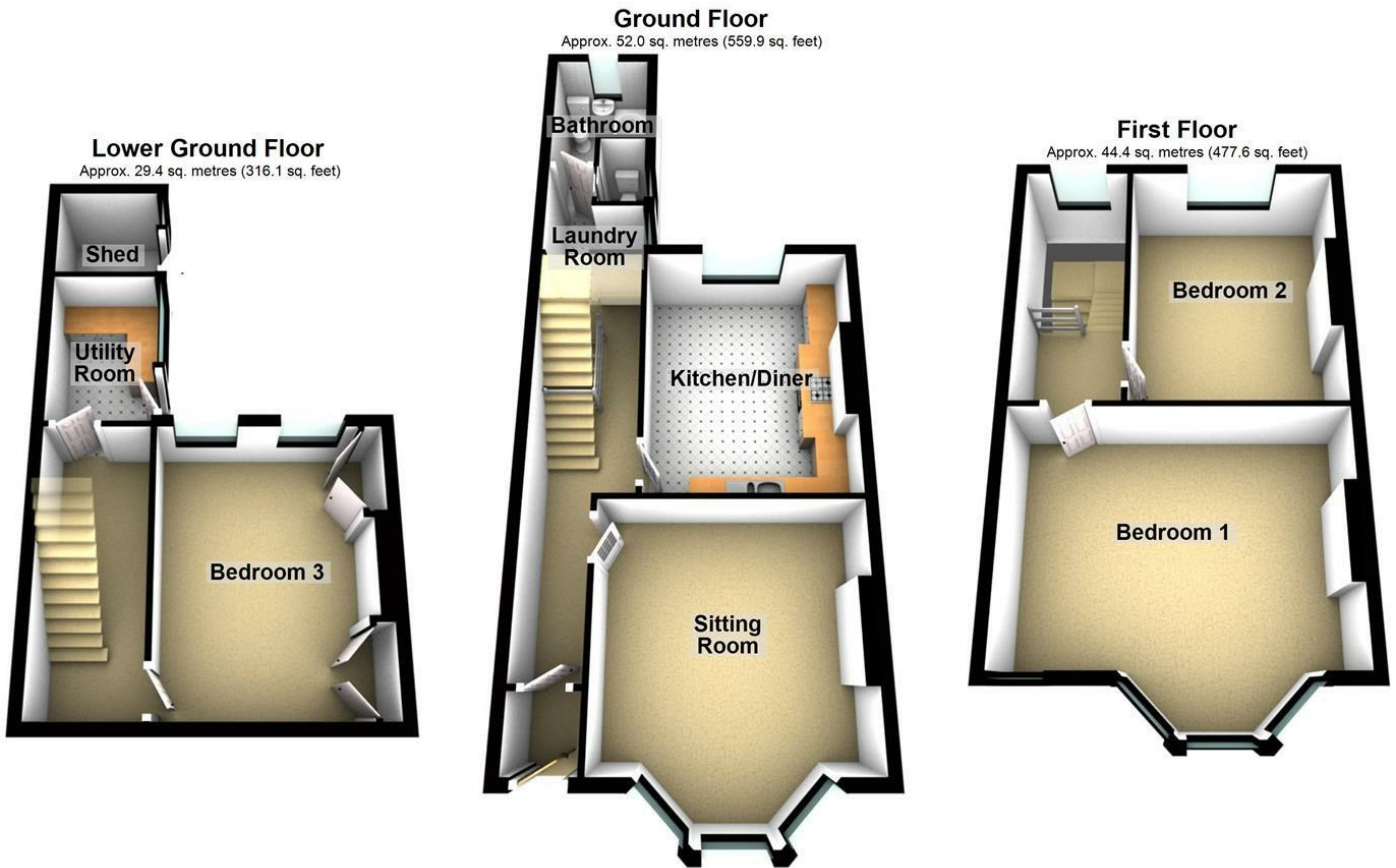
Financial Services

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@pnfs.co.uk

Lettings

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 Jo Rees, Lettings Manager on 01752 500018





Total area: approx. 125.8 sq. metres (1353.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			82
(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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Lettings, Cross Keys House 51-53 Devonport Road,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500099 | lettings@crosskeysestates.net
www.crosskeysestates.net