

# Cross Keys Estates

Opening doors to your future



  
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Residential Sales & Lettings



  
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79 Elburton Road  
Plymouth, PL9 8JH  
Price £340,000 Freehold





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\* New Price - £340,000 \*

Cross Keys Estates are delighted to present for sale this rare opportunity to purchase this fantastic 1920's style detached Bungalow on a substantial plot with a two story detached garage outbuilding. The original plot has been divided in half and now comprises shared driveway, large private front, side and a small rear garden with internal accommodation comprising entrance hallway, kitchen, dining room, sitting room, two double bedrooms, one with an en suite shower room, a modern wet room, storage room and a lovely garden room overlooking the side garden. This property benefits from PVCu DG throughout and recent upgrades have been carried out to the electrical circuit system which now boasts a new generation consumer unit. Located just a short walk from a host of excellent amenities this property finds itself on the main arterial bus routes and is within walking distance to a host of local green space and schooling. Offered to the market with no onward chain, an early internal viewing comes highly recommended!

- Detached 1920's Style Bungalow
- Immaculately Presented Home
- Front, Side & Rear Gardens
- Two Story Detached Garages
- Generously Proportioned Plot
- Popular Residential Location
- Two Double Bedrooms
- No Onward Chain
- Mostly PVCu DG & GCH
- EPC - D58





## Elburton

Elburton is a small village found on the fringe of the area known as Plymstock and is very well regarded locally, being just a short drive from Plymouth City Centre but yet being on the doorstep of the South Hams and the beautiful countryside that comes with it. The area also benefits from easy access to the coast with the beach destinations of Wembury, Bovisands, Jennycliff and Mount Batten being just a short distance away. Local amenities are readily available within Elburton itself and within the Broadway which is the main shopping centre which serves Plymstock. Regular bus routes operate nearby along Springfield Road which give access into Plymouth City Centre and other areas across the city. Elburton is also very well served by local schools including Elburton Primary School which is very popular, along with Coombe Dean Secondary School and Plymstock Secondary School.

## Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

## Hall

## Fitted Kitchen

6'8" x 12'1" (2.03m x 3.68m)

## Pantry

## Utility/Office

9'8" x 7'5" (2.95m x 2.26m)

## Sitting Room

14'9" x 12'6" (4.50m x 3.82m)

## Dining Room

11'4" x 12'2" (3.46m x 3.70m)

## Store

## Bedroom 1

14'10" x 12'4" (4.52m x 3.77m)

## En-suite Shower Room

## Bedroom 2

11'11" x 11'6" (3.62m x 3.50m)

## Wet Room

## Garden Room

## Garage

14'8" x 17'9" (4.46m x 5.42m)

The detached garage outbuilding is divided into a single garage and a larger 1.5 garage with loft access via ladder. The garages offer multiple windows and are interconnected, one of the garages boasts an inspection pit perfect for car/vehicle enthusiasts. This wonderful addition to the stunning Bungalow could become a completely self contained annex, play area, business or work from home facility/workshop such is its versatility.

## Garage

8'10" x 17'9" (2.69m x 5.42m)

## Garage Loft

23'9" x 17'9" (7.25m x 5.42m)

## Gardens

## 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

## 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



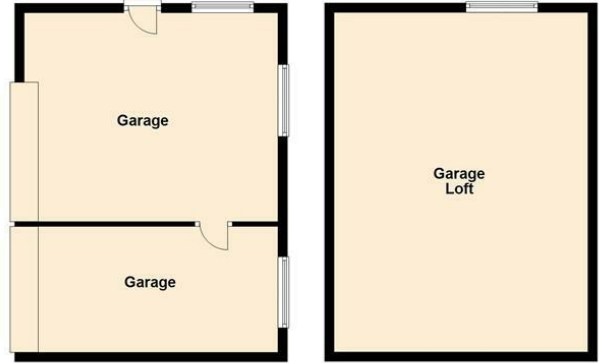
**Ground Floor**

Approx. 155.1 sq. metres (1669.6 sq. feet)

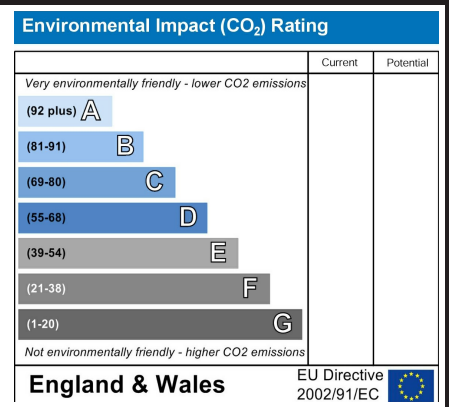
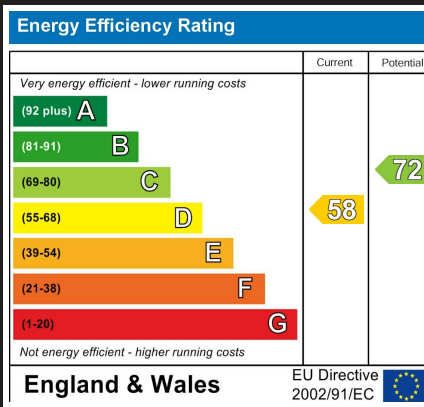
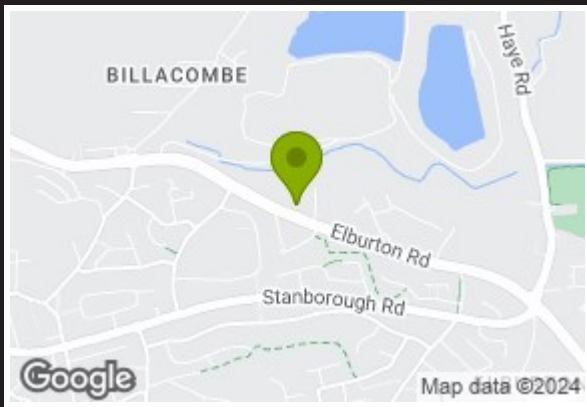


**First Floor**

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 194.4 sq. metres (2092.8 sq. feet)



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 C**



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