

Cross Keys Estates

Opening doors to your future



24 Erme Gardens
Plymouth, PL3 6JP

Guide Price £235,000 - £250,000 Freehold



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Cross Keys Estates are delighted to offer for sale this simply stunning family property nestled in the charming Erme Gardens, in walking distance to the Ofsted 'Outstanding' High View Primary School. This fabulous semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms and three ample sized bedrooms, this property offers ample space for a growing family. Built in the 1950s, this home exudes character and charm while also featuring a modern contemporary interior that is sure to impress. The stylish kitchen and luxurious bathroom are just a few examples of the impeccable taste showcased throughout the house. One of the highlights of this property is its delightful wrap-around gardens, complete with terraced seating areas perfect for enjoying a cup of tea or a glass of wine on a sunny afternoon. With lovely estuary views adding to the appeal, this home truly offers a

- Fabulous Family Semi Detached
- Contemporary Fitted Kitchen
- Luxury Family Bathroom
- Double Glazed, Centrally Heated
- Immaculately Presented Throughout
- Three Ample Bedrooms
- Sitting Room, Dining Room
- Wrap Around Established Gardens
- Private End of Cul-De-Sac Location
- Early Viewing Advised, EPC = C71



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 some 49 miles away.

Efford

This property is located within the up-and-coming area of Efford with its new shopping area nearing completion. Efford being situated within close proximity to the A38 providing easy access to the rest of Devon and down to Cornwall. Anciently known as Eppeford and Elforde, is an historic manor formerly in the parish of Eggbuckland. Today it has been absorbed by large, mostly post-World War II, eastern suburb of the city of Plymouth. It stands on high ground approximately 300 feet above the Laira estuary of the River Plym and provides views over long distances: to the north across Dartmoor, to the east and south-east across the South Hams. It consists predominantly of local authority and housing association properties. Before this land was built upon it was known as 'The Wilds of Efford', and was largely unspoilt countryside and marsh land. That a deer park may have been attached to the manor is suggested by the survival of the street name "Deer Park Drive".

Entrance Hallway

Sitting Room

13'3" x 12'7" (4.03m x 3.84m)

Dining Room

10'2" x 9'1" (3.11m x 2.76m)

Contemporary Fitted Kitchen

10'2" x 9'8" (3.11m x 2.94m)

Landing

Master Bedroom

13'3" x 10'5" (4.04m x 3.17m)

Bedroom 2

10'2" x 11'2" (3.10m x 3.41m)

Bedroom 3

8'4" x 8'4" (2.53m x 2.53m)

Luxury Bathroom

Gardens

Lettings Department

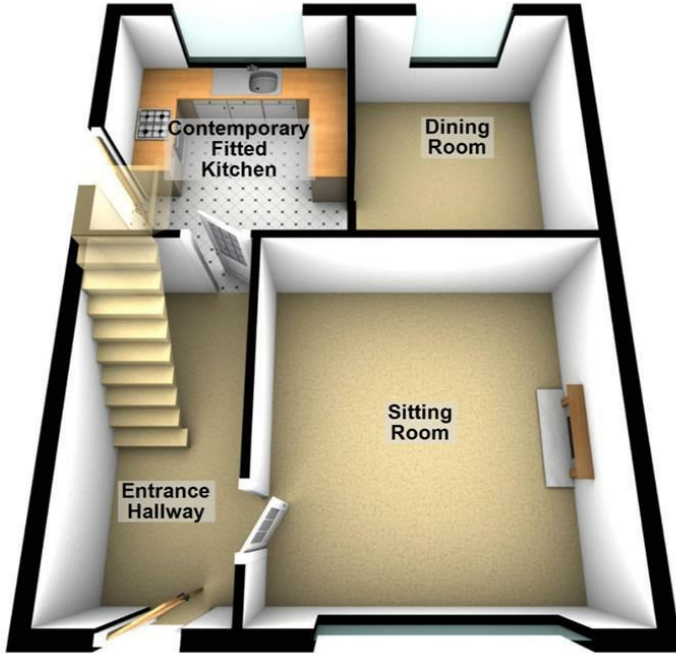
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018

Financial Services

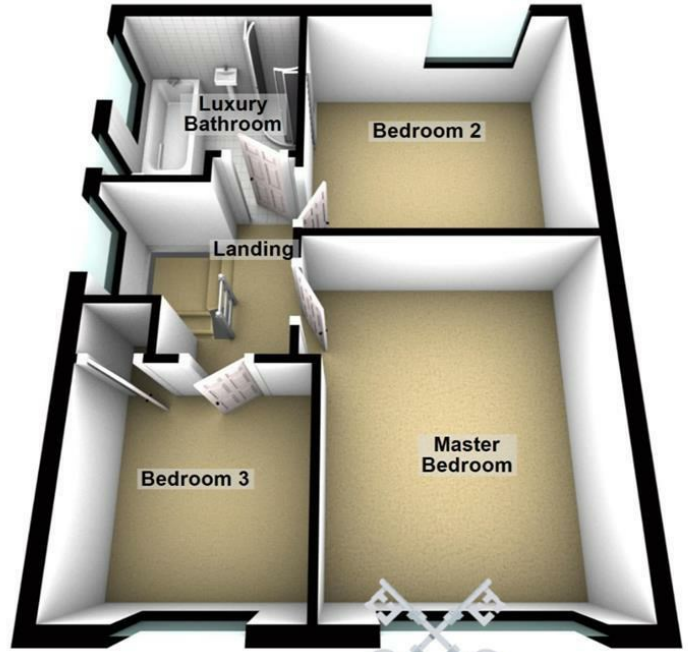
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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



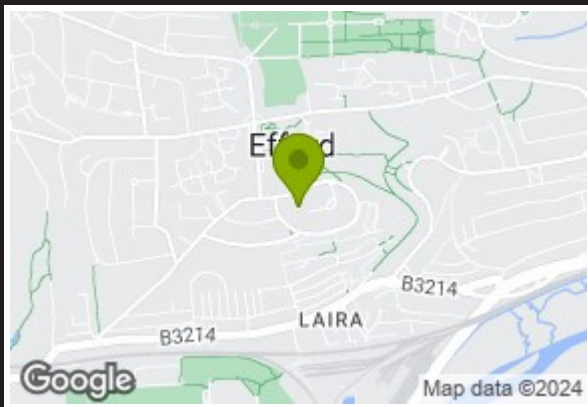
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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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Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net