

# Cross Keys Estates

Opening doors to your future



10 Brunel Terrace  
Plymouth, PL2 1PZ  
Offers Over £140,000 Freehold



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Cross Keys Estates are pleased to present this marvellous development opportunity. Originally a mid terrace three bed house, this, 50% completed, property has been re-arranged to now form two separate units. The first floor works have been completed and is now a really modern and stylish one bedroom apartment with accommodation comprising utility cupboard, bathroom, bedroom and open plan living room / kitchen. The ground floor has been extended to the rear and was to form another one bedroom apartment. The bedroom has been completed as has the glazing in both units. The rest of the accommodation on the ground floor has not been finished and will be down to a new owner to decide on how to finish it. The plan was to create a bathroom and have a big open plan living/kitchen that opened out on to the rear courtyard. This property would be ideal for two families to come together, for an

- Fantastic Development Opportunity
- First Floor Completed One Bedroom
- Will Be Two One Bedroom Flats
- First Floor Previously Tenanted
- Vacant Possession, No Onward Chain
- One Freehold House, Two Flats
- Ground Floor One Bed To Finish
- Extension & Groundworks Done
- Ideal For Multigenerational Living
- Early Viewing Advised, EPC = TBC



## 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) and Plymouth airport (5 miles from the city centre). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

## Ford

Ford is a relatively small residential area of Plymouth that borders Milehouse, Keyham and Stoke. Known for its mixture of 18th century workers cottages and Georgian family townhouses, Ford tends to offer a lot of property for the money. Towards the top of Melville Road you can find Ford Primary School, A Co-op with a Post Office Counter inside as well as a Lidl supermarket. There are a range of other shops including hair dressers, pet shop, general stores and a pharmacy on Wolseley Road. St Levan Park is a firm favourite for dog walkers and there is also a well equipped children's play area. Ford is well positioned for easy access to HM Dockyard, Plymouth City Centre and the A38 for onward travel to Cornwall and North Devon.

## Entrance Hallway

## Entrance Lobby

## Ground Floor Bedroom

14'10" x 11'9" (4.52m x 3.57m)

## Living Room

12'4" x 12'2" (3.75m x 3.71m)

## Current Shower Room

## Kitchen Area

8'3" x 5'3" (2.52m x 1.59m)

## Undeveloped Area

## Landing

## Living Room

14'10" x 15'0" (4.51m x 4.58m)

## First Floor Bedroom

12'2" x 9'3" (3.71m x 2.81m)

## Shower Room

## Utility Cupboard

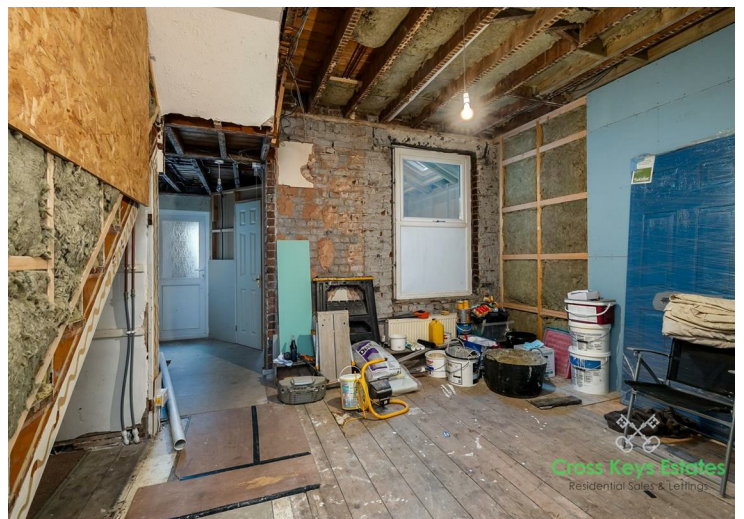
2'11" x 2'1" (0.88m x 0.63m)

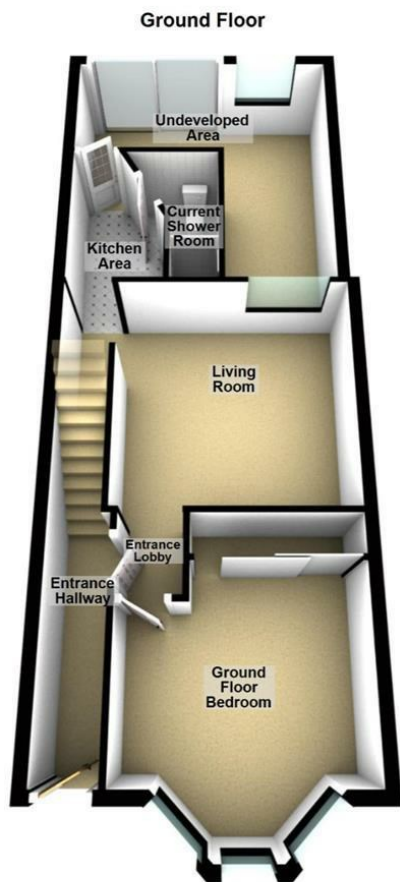
## Lettings Department

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

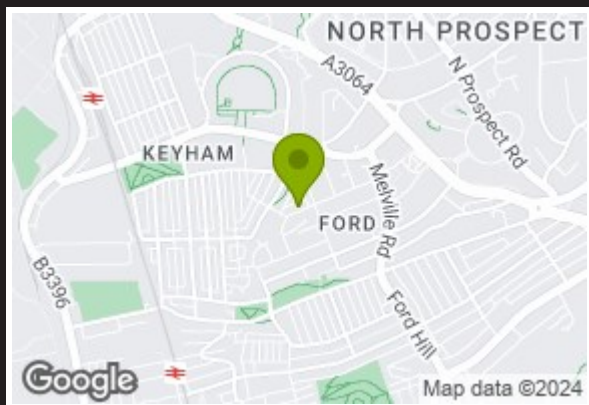
## Financial Advice

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) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 10px;">69</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 10px;">69</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 A**



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