

Cross Keys Estates

Opening doors to your future




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Residential Sales & Lettings




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89 Bearsdown Road
Plymouth, PL6 5TT

Guide Price £350,000 - £360,000 Freehold



89 Bearsdown Road, Plymouth, PL6 5TT

Guide Price £320,000 Freehold

** Guide Price £320,000 to £330,000 **

Cross Keys Estates are pleased to present for sale this ideally located larger than average detached bungalow in the highly sought after location of Eggbuckland. Available with no onward chain, this property has accommodation comprising storm porch, entrance hallway, sitting room, kitchen/dining room, three double bedrooms, family bathroom, utility, pantry, separate cloakroom and a large garage. To the front of the property is a good size garden with triple length driveway giving access to the garage. To the rear of the property is an enclosed rear garden with mature shrubs and a seating area. This property could benefit from some cosmetic updating and an early internal inspection is highly recommended to fully appreciate just how big the rooms actually are. This property has double glazing, central heating so will not be around for long, please call us to book a viewing.

- Detached Large Bungalow
- Three Generous Double Bedrooms
- Family Bathroom, Separate Toilet
- Utility Room, Pantry, Garage
- Mature Front & Rear Gardens
- Available With No Onward Chain
- Large Light & Airy Sitting Room
- Fitted Kitchen / Dining Room
- Driveway For Up To Three Cars
- Early Viewing Advised, EPC = D63



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.

Eggbuckland

Eggbuckland is an extremely well regarded area just north of Plymouth City Centre and Mutley Plain which boasts several local amenities being readily available including a two co-operative stores, a local public house, local take away restaurants and popular primary and secondary schools. The property we are offering for sale boasts a superb a cul-de-sac location and is within walking distance to the amenities mentioned previously including the schools. This position also allows the property access to regular bus services which operate along Austin Crescent giving access to Plymouth City Centre and numerous other locations across the City.

Entrance Hall

Living Room

14'9" x 11'5" (4.50m x 3.47m)

Kitchen/Breakfast Room

10'11" x 13'1" (3.34m x 3.99m)

Utility

15'10" x 4'9" (4.83m x 1.45m)

Pantry

2'11" x 9'3" (0.90m x 2.82m)

Master Bedroom

14'9" x 9'9" (4.50m x 2.97m)

Bedroom 2

11'4" x 10'8" (3.45m x 3.25m)

Bedroom 3

13'7" x 7'10" (4.15m x 2.40m)

Cloakroom

Bathroom

Garage

Gardens

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, Branch Manager on 01752 500018

Financial Advice

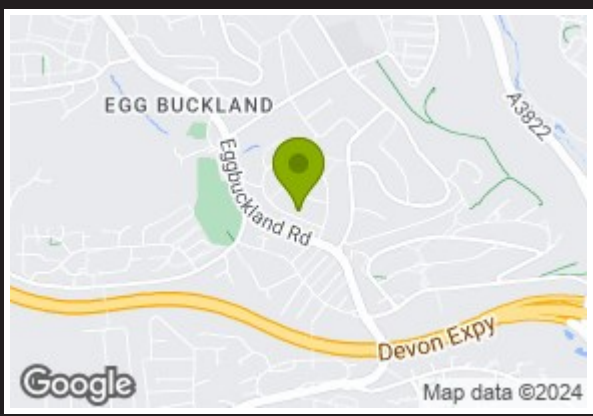
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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





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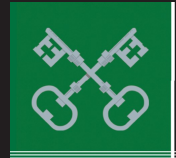
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 81 </div>
(81-91) B			
(69-80) C			
(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			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 81 </div>
(81-91) B			
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(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 D



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