

# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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10 Erme Gardens  
Plymouth, PL3 6JP  
Guide Price £230,000 Freehold



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\*\* Guide Price £230,000 to £250,000 \*\*

Cross Keys Estates are pleased to present to the market this superb fully refurbished fabulous family property. Located in a tucked away cul-de-sac in an elevated position, the contemporary interior has accommodation comprising entrance hallway, light and airy sitting room, dining room, lovely fitted kitchen, three ample sized bedrooms and a contemporary family bathroom. This property has a wrap around garden to the front, side and rear which is a delight with patio seating area, lawned areas and a fantastic home pub and games room. To the front of this post war semi there is residents parking and a lovely lawned front garden, this property is also walking distance from the most highly rated Primary School with in Plymouth. There are views from the upstairs windows of this house are quite far reaching over the estuary and towards open countryside. It is not often that you see properties of this condition come to the market and an early internal viewing is strongly recommended to fully appreciate just how nice this house is.

- Fabulous First Time Buyers Property
- Estuary And Countryside Views To Front
- Entrance Hallway, Sitting Room
- Three Ample Sized Bedrooms
- Great Gardens, Residents Parking
- Equally Ideal For Families Or Rental
- Tucked Away Cul-De-Sac Location
- Dining Room, Fitted Kitchen, Gch
- Family Bathroom, Double Glazed
- Early Viewing Advised, EPC = C73



## Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed.

## 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.

## 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. Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

## Entrance Hallway

### Sitting Room

13'1" x 12'8" (4.00m x 3.85m)

### Dining Room

10'2" x 8'11" (3.11m x 2.73m)

### Fitted Kitchen

10'2" x 10'0" (3.11m x 3.04m)

### Landing

### Principle Bedroom

13'1" x 11'2" (4.00m x 3.41m)

### Bedroom 2

10'2" x 11'2" (3.11m x 3.41m)

### Bedroom 3

8'4" x 8'5" (2.55m x 2.56m)

### Family Bathroom

### Gardens & Estuary Views

### Bar and Games Room

10'9" x 14'2" (3.27m x 4.31m)

## 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 our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

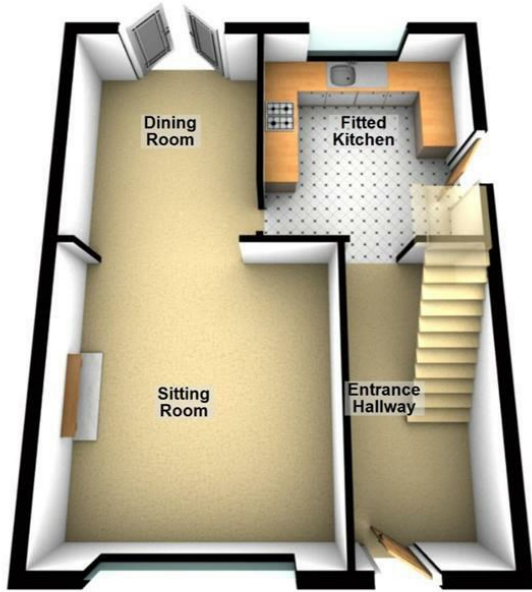
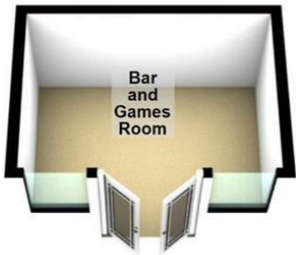
## Financial Services

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**

Approx. 607.0 sq. feet



**First Floor**

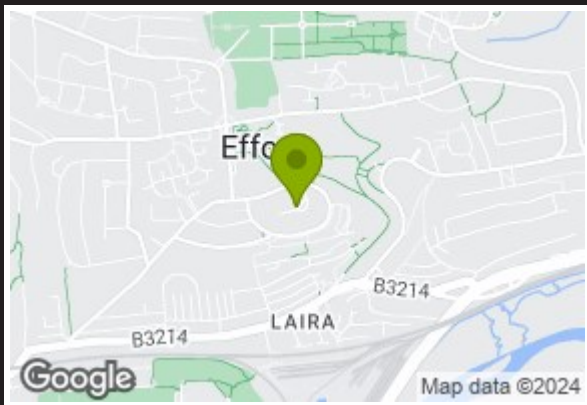
Approx. 455.6 sq. feet



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Total area: approx. 1062.6 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>73</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>			
(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 B**



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