

# Cross Keys Estates

Opening doors to your future



40 Portland Road  
Plymouth, PL1 4QN  
Offers Over £400,000 Freehold





Cross Keys Estates  
Residential Sales & Lettings

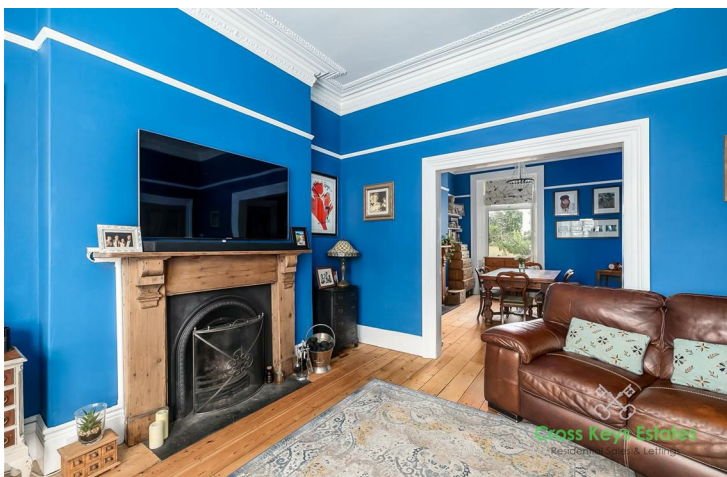
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\*\* Offers over £400,000 \*\*

Cross Keys Estates are delighted to offer for sale this truly stunning and beautifully presented Victorian town house in the heart of the Stoke Conservation area. Words do not do justice to this impressive family friendly property that has accommodation over three floors and comprises entrance vestibule, reception hallway, beautiful sitting room with stripped wooden flooring and feature fireplace, dining room, ground floor cloakroom, stunning kitchen / breakfast room, five ample sized bedrooms with the Principle bed having huge proportions and an elegant family bathroom with feature roll top bath. This stunning house has all the mod cons that you would expect and so much more from a property of this quality as well as side and rear courtyard gardens that are delightful for outdoor entertaining. There is also a very useful cellar space which makes an ideal storage solution. A local line train station just two

- Stunning Victorian Family Town House
- Immaculately Presented Throughout
- Sitting Room, Dining Room, Cloakroom
- Five Ample Sized Bedrooms, Family Bathroom
- Side & Rear Courtyard Garden With Views
- In Sought After Stoke Conservation Area
- Accommodation Over Three Floors
- Fabulous Kitchen / Breakfast Room
- Fabulous Fireplaces, Covings, Ceiling Roses
- Early Viewing Advised, EPC =D61



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## 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.

### Stoke

Stoke is a sought-after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

### Devonport Park

Devonport Park is a public park located in Devonport, Devon. The historic park dates back to the 1850s and is situated on former military land. The park is home to many historic monuments including a war memorial to the 2,000 Devonport citizens who died in the First World War.

Also known as the 'People's Park', this registered historic park (Grade II) sits between the communities of Devonport, Stoke, Morice Town and Keyham. Built 150 years ago, it is the oldest formal public park in Plymouth.

Sitting on top of a hill with wonderful views of the River Tamar it's a great place to be active, learn about history, or just watch the world go by. Then why not refresh yourself at the environmentally-friendly park pavilion cafe.

Recent restoration of the park means it's in tip top condition and has something for all ages, including a memorial garden, adventure play for children, a bowls club and a fascinating heritage trail. Devonport Park has been awarded the Green Flag Award, which we are immensely proud of, acknowledging the hard work of staff, volunteers and the local community.

### Entrance Vestibule

#### Reception Hallway

24'11" x 6'9" (7.60m x 2.06m)

#### Sitting Room

15'9" x 15'9" (4.80m x 4.80m)

#### Dining Room

14'3" x 11'2" (4.34m x 3.40m)

#### Toilet

#### Kitchen/Breakfast Room

21'8" x 10'11" (6.60m x 3.33m)

#### Landing

#### Master Bedroom

12'8" x 18'3" (3.86m x 5.56m)

#### Bedroom 2

13'9" x 11'6" (4.18m x 3.51m)

#### Bedroom 3

9'5" x 10'11" (2.86m x 3.33m)

#### Family Bathroom

#### Landing

#### Bedroom 5

9'7" x 9'1" (2.92m x 2.76m)

#### Bedroom 4

18'4" x 8'11" (5.58m x 2.71m)

### Side & Rear Courtyard 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 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

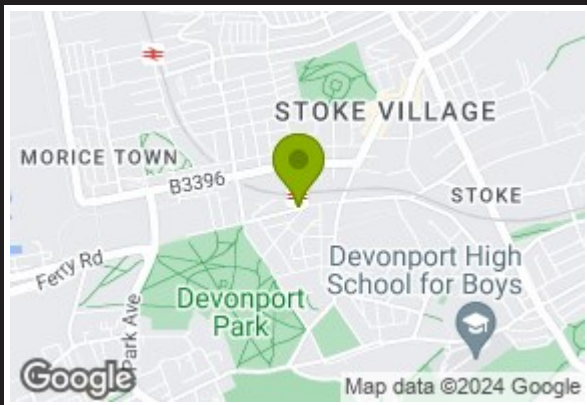






Total area: approx. 2035.6 sq. feet

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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 C**



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