

# Cross Keys Estates

Opening doors to your future



7 Edgcumbe Avenue  
Plymouth, PL1 5ND  
Offers Over £180,000 Freehold



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\* Offers Over £180,000 \*

Cross Keys Estates are delighted to present for sale this classic Edwardian style mid terrace home which can be found within a quiet residential street in Millbridge. This fantastic first time buyers property offers character features and contemporary home comforts. The accommodation comprises entrance hallway, feature bay fronted sitting room, open plan dining room, modern fitted kitchen, two double bedrooms (front bedroom enjoying a field aspect) and an upstairs bathroom. Externally the property benefits from an enclosed low maintenance rear courtyard garden and double glazing. Located off the main road within a quiet cul de sac this property is only a short walk from a host of local amenities, the main arterial bus route, parks or a short walk to the town centre and the prestigious Royal William Yard itself making it a very conveniently located property. Offered to the market with no onward chain, an early internal viewing comes highly recommended to appreciate all that this fantastic home has to offer!

- Edwardian Style Mid Terrace Home
- Well Proportioned Family Home
- Light & Airy Sitting Room, Dining Room
- Double Glazed Throughout
- Ideal First Time Buyers / Investment
- Sought After Cul-De-Sac Location
- Two Ample Size Double Bedrooms
- Fitted Kitchen & Family Breakfast Room
- Available With No Onward Chain
- Early Viewing Advised, EPC = G15



## 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.

### Millbridge

Millbridge is a small neighbourhood of Plymouth, on the boundary of what used to be the towns of Plymouth and Devonport. What was originally a self-standing village (which has now been subsumed within the city) lies to the north of the toll bridge, originally built by Sir Piers Edgcumbe in 1525, that crossed what used to be the Deadlake or Stonehouse Creek, to the west of Pennycomequick, the south of Stoke village and to the east of Stoke Church. It derives its name from the old toll bridge (adjacent to a naval saw mill) across the creek between Eldad Hill and Molesworth Road, at one time the principal link between Plymouth and Devonport. The creek to the east of the bridge was filled in with material from the quarries at Cattedown and Oreston during the late 1890s and the ground created became a municipal park, Victoria Park, which was officially opened in 1903. The remainder of the creek to the west of Millbridge, up to Stonehouse Bridge and Pool, was filled in and by 1972 the whole area had been developed as rugby pitches. These pitches are often used by Devonport High School for Boys and the Old Boys RFC

### Entrance Vestibule

### Reception Hallway

16'11" x 4'11" (5.16m x 1.49m)

### Sitting Room

13'11" x 11'7" (4.25m x 3.53m)

### Dining Room

11'3" x 9'10" (3.43m x 3.00m)

### Kitchen

13'0" x 8'2" (3.97m x 2.48m)

### Breakfast Room

8'11" x 7'7" (2.72m x 2.31m)

### Landing

### Primary Bedroom

11'5" x 15'1" (3.47m x 4.59m)

### Bedroom 2

11'6" x 9'10" (3.50m x 3.00m)

### Bathroom

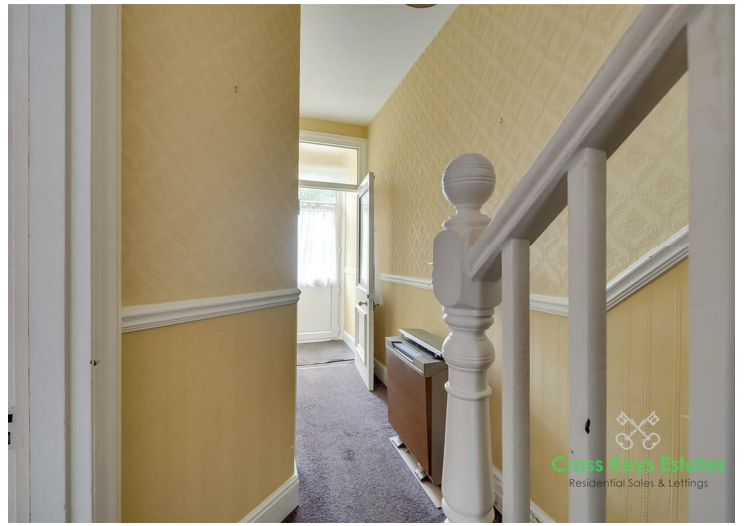
### Courtyard

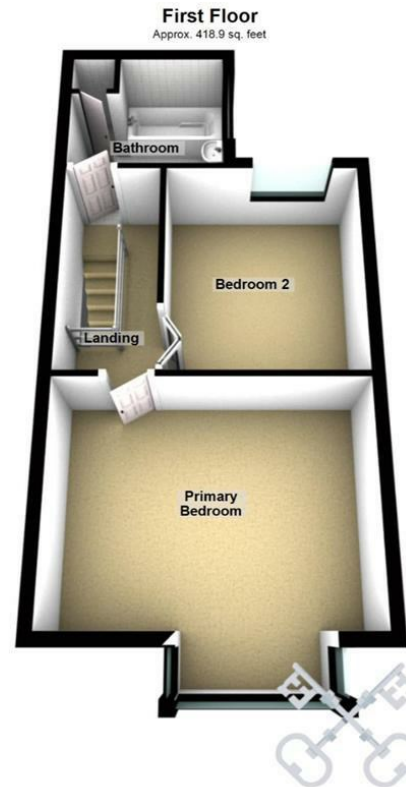
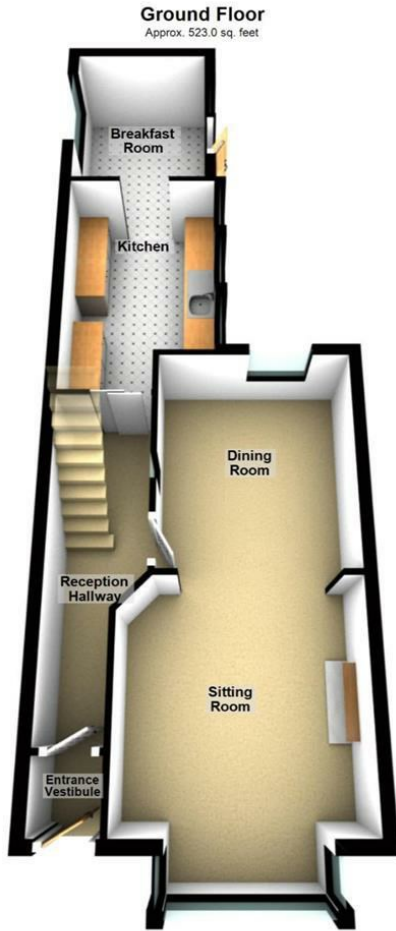
### Lettings Department

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

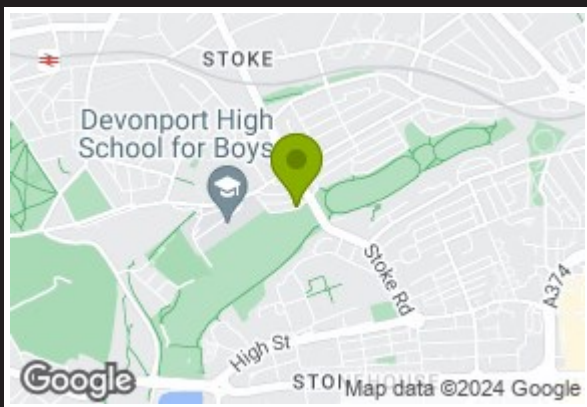
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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. 941.9 sq. feet

**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>	<b>15</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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