

Cross Keys Estates

Opening doors to your future



14 Edith Street
Plymouth, PL5 1QJ
Guide Price £160,000 Freehold



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** Guide Price £160,000 to £180,000 **

Cross Keys Estates are delighted to present for sale this extended family terrace home in the sought after residential district of St Budeaux. This property is being offered to the market without the incumbrance of an onward chain and would ideal for either first time buyers, investment landlords or anyone looking to downsize or relocate. The accommodation is comprised of entrance vestibule, reception hallway, sitting room, dining room and an extended fitted kitchen on the ground floor whilst on the first floor there are three ample sized bedrooms and a larger than average family bathroom. This property had a two storey extension added in the past with full planning consent and building regs. Along with central heating, double glazing and solar panels on the roof (free electricity and quarterly monetary repayment (feed in tariff payment)). To the rear of the house is a generous sized level garden that is ideal for outdoor entertaining, relaxing in or growing your own fruit and vegetables plus the option of creating off road parking. An early internal viewing is highly recommended.

- Fantastic Mid Terrace Family House
- Entrance Vestibule, Reception Hallway
- Extended Fitted Kitchen, Double Glazed
- Large Bathroom, Solar Panels On Roof
- Close To Lots Of Local Amenities
- Double Storey Extension To The Rear
- Large Sitting Room, Family Dining Room
- Three Ample Bedrooms, Central Heating
- Great Size Enclosed Rear Garden
- Early Viewing Advised, EPC = TBC



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.

St Budeaux

St Budeaux is a fairly large mostly residential district that is often inhabited by workers from Devonport Dockyard or a large first-time buyer community due to the affordable housing in the area. Today, St Budeaux includes a Catholic church, a Methodist church, a Baptist church and two Church of England churches. It also has a public library, three pubs, four primary schools and two railway stations, although the village does not have its own secondary school. Most of the main shops including a KFC outlet, are situated in St Budeaux Square which is adjacent to Wolseley Road. Most children of secondary school age in the area attend Marine Academy Plymouth in the nearby ward of King's Tamerton or bus to one of the residual grammar schools or one of the many other community colleges. The official boundaries of the ward itself cover approximately 5 square kilometres.

Entrance Vestibule

Reception Hallway

18'0" x 2'10" (5.49m x 0.86m)

Sitting Room

11'11" x 12'0" (3.62m x 3.66m)

Dining Room

11'11" x 9'8" (3.62m x 2.94m)

Kitchen

17'6" x 7'1" (5.34m x 2.15m)

Landing

Primary Bedroom

12'1" x 9'8" (3.68m x 2.94m)

Bedroom 2

11'8" x 9'0" (3.56m x 2.75m)

Bedroom 3

8'10" x 5'10" (2.69m x 1.77m)

Family Bathroom

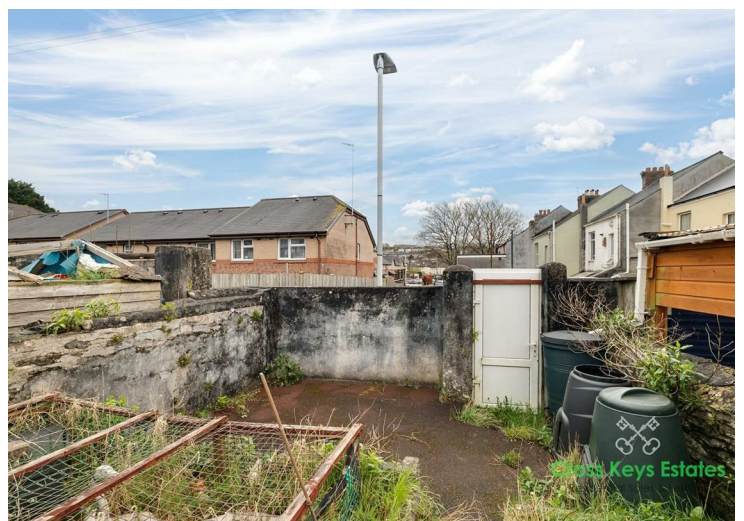
Gardens

Lettings Department

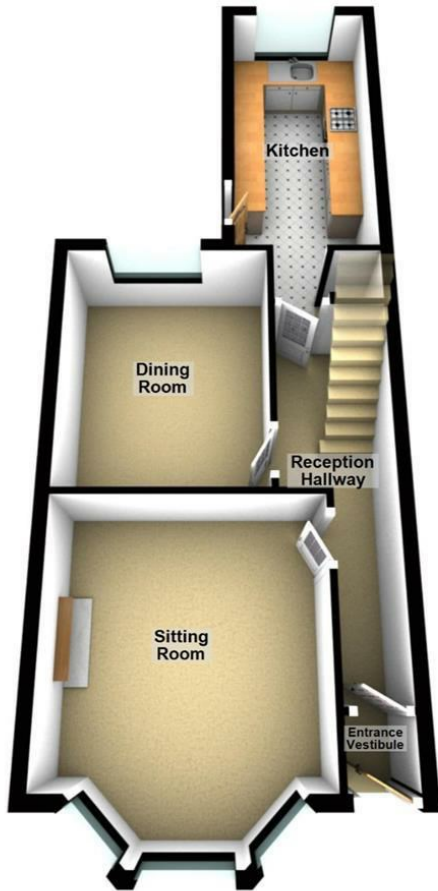
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

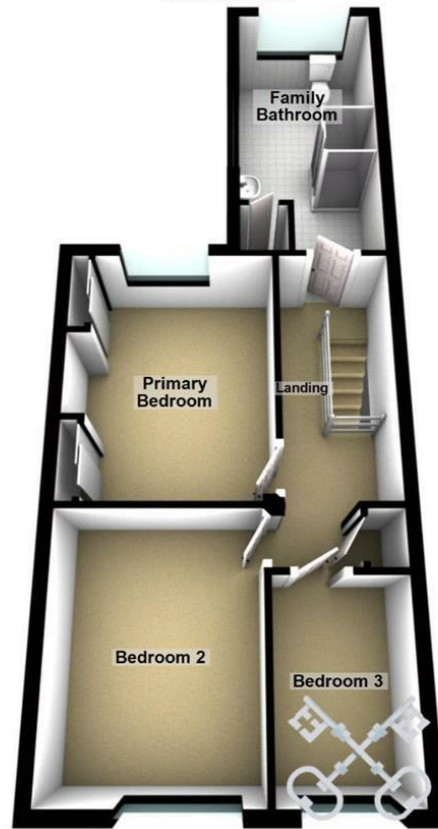
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



Ground Floor
Approx. 476.0 sq. feet

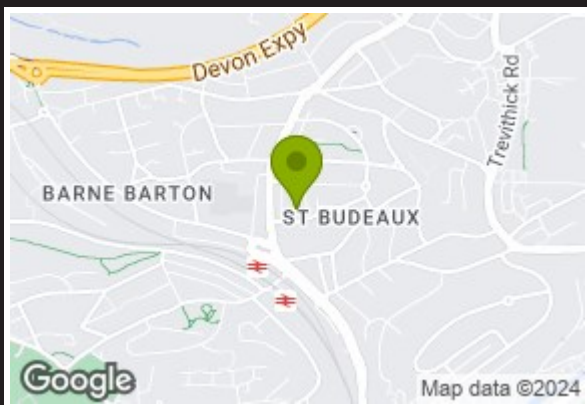


First Floor
Approx. 470.3 sq. feet



Total area: approx. 946.3 sq. feet

Cross Keys Estates
Residential Sales & Lettings



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 76 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 A



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