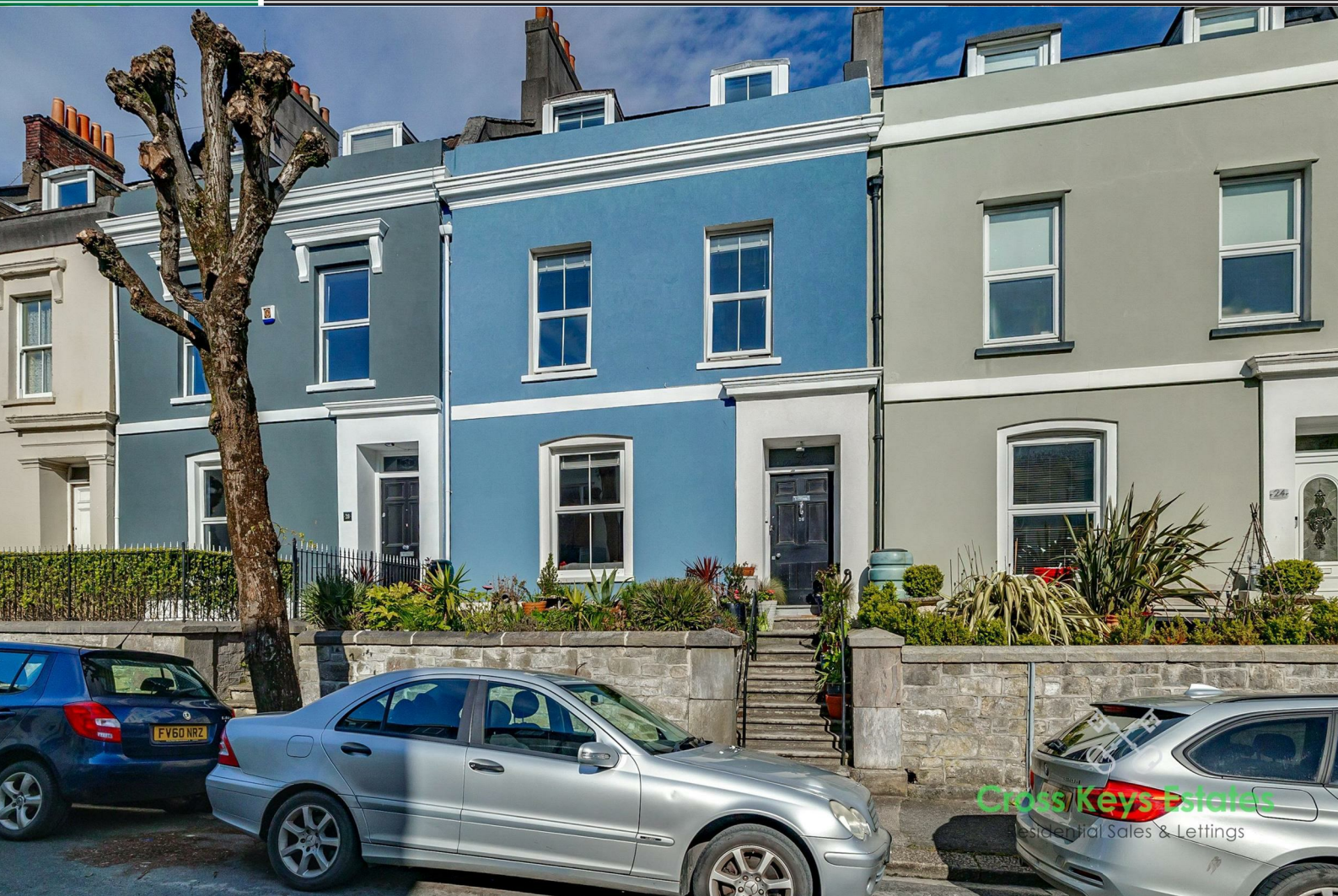


Cross Keys Estates

Opening doors to your future



26 Victoria Place
Plymouth, PL2 1BY
Guide Price £375,000 Freehold



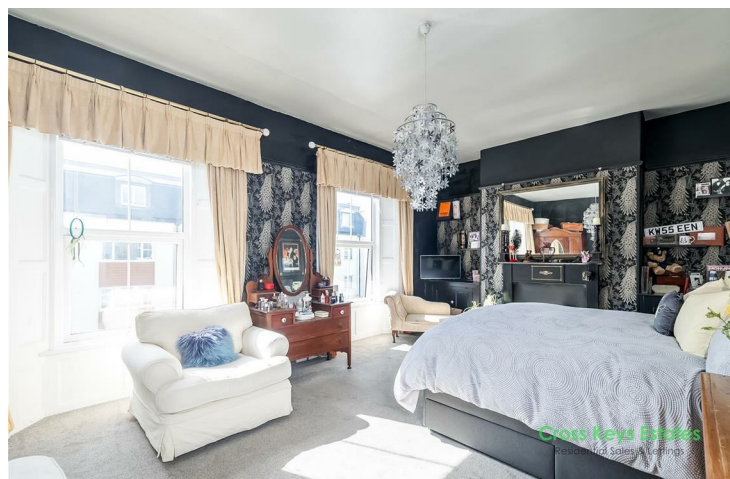
26 Victoria Place, Plymouth, PL2 1BY

Guide Price £375,000 Freehold

** Guide Price £375,000 to £400,000 **

Cross Keys Estates are delighted to present for sale this immaculate three storey Georgian townhouse close to the heart of Stoke Village. Lovingly refurbished and redecorated by the current owners, this stunning family abode has a wealth of character and appeal. The larger than usual accommodation comprises entrance vestibule, reception hallway, generous sitting room, formal dining room, large breakfast room, Fitted kitchen and a ground floor toilet. On the first floor there are two generous double bedrooms, walk in wardrobe, study, and the family bathroom whilst on the top floor there three more ample sized bedrooms. This property has all the mod con's that you would expect to find in such a superb house plus the addition of a front elevated garden offering privacy from the pavement and also an enclosed rear courtyard garden. This property is ideal for any family and gives more than enough room for further growth. An early internal viewing is highly recommended to fully appreciate just what a gem of a house this truly is.

- Stunning Georgian Family Townhouse
- Accommodation Over Three Floors
- Five Well Proportioned Bedrooms
- Gas Central Heating, Double Glazed
- Close To Centre Of Stoke Village
- Immaculately presented Throughout
- Four Generous Size Reception Rooms
- Fitted Kitchen, Huge Family Bathroom
- Lovely Gardens Front And Rear
- Early Viewing Advised, EPC = D60



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

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

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.

Entrance Vestibule

Reception Hallway

16'7" x 7'1" (5.06m x 2.15m)

Sitting Room

13'8" x 16'1" (4.17m x 4.90m)

Dining Room

13'4" x 13'1" (4.06m x 4.00m)

Breakfast Room

15'3" x 10'5" (4.65m x 3.17m)

Fitted Kitchen

7'11" x 10'5" (2.41m x 3.17m)

Toilet

Landing

Primary Bedroom

13'11" x 20'6" (4.25m x 6.25m)

Bedroom 2

13'1" x 12'10" (3.98m x 3.90m)

Walk in Wardrobe

Study

15'0" x 10'5" (4.58m x 3.17m)

Family Bathroom

Landing

Bedroom 3

13'9" x 13'1" (4.19m x 4.00m)

Bedroom 4

12'2" x 11'8" (3.70m x 3.56m)

Bedroom 5

12'2" x 8'6" (3.70m x 2.59m)

Gardens

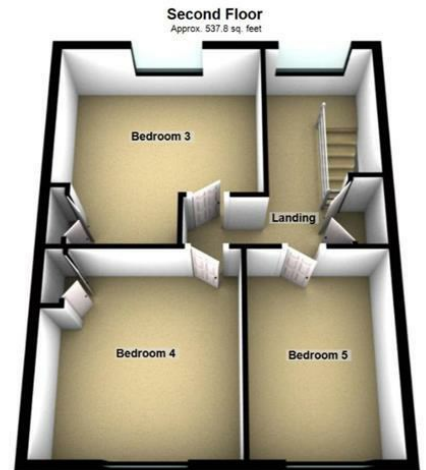
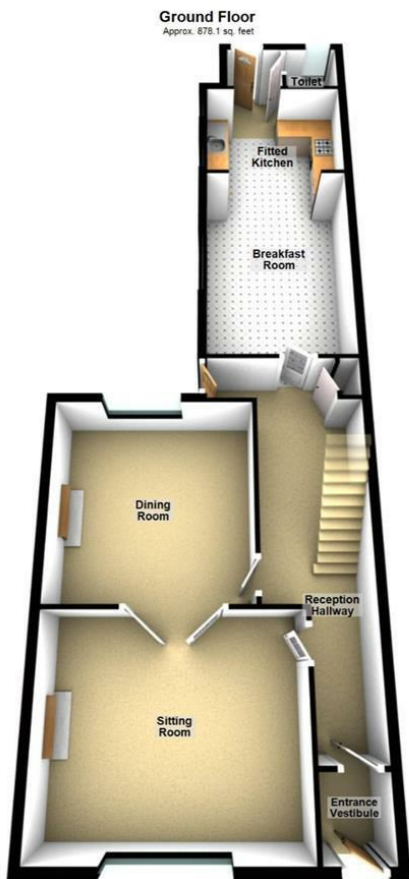
Lettings Department

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

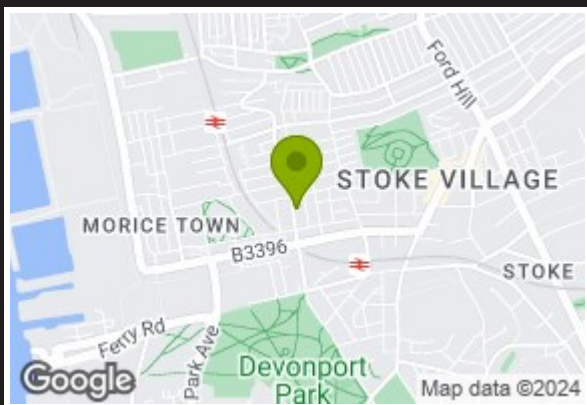




Total area: approx. 2244.2 sq. feet



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			
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 C



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