

Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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61 Spindle Crescent
Plymouth, PL7 2JG
£1,800 Per Calendar Month



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Cross Keys Estates are pleased to present to the rental market this fabulous detached executive style family home in the highly sought after residential area of Chaddlewood. The smart modern accommodation comprises entrance hallway, light and airy sitting room, contemporary fitted kitchen with ample dining space, handy utility room and convenient ground floor cloakroom. On the first floor there are four generous sized bedrooms with the master having a lovely en-suite shower room and the family bathroom. There is a lovely garden to the rear with a terrace and lawn whilst to the front is small garden area with double driveway for off road parking leading to the internal garage. This property is available immediately with a holding deposit of £415.00 and a full deposit of £2076.00. Please contact our lettings team to arrange an internal inspection.

- Fabulous Detached Family Home
- Spacious, Light & Airy Sitting Room
- Utility & Cloakroom, Garage
- En-Suite Shower Room, Family Bathroom
- Available Immediately, No Pets
- Contemporary Interior Throughout
- Stunning Fitted Kitchen / Diner
- Four Ample Sized Bedrooms
- Lovely Gardens, Double Driveway
- Holding Deposit + £415.00



Plymouth

Chaddlewood

Chaddlewood forms part of Plympton which is a suburb of the city of Plymouth. An ancient stannary town, it was an important trading centre for locally mined tin, and a seaport before the River Plym silted up and trade moved down river to Plymouth. Plympton is an amalgamation of several villages, including St Mary's, St Maurice, Colebrook, Woodford, Newnham and Langage.

Plympton was the site of an important priory in the early 12th century. The members were Augustinian canons and the priory soon became the second richest monastic house in Devon. The gatehouse of the priory is still in existence. The town was the birthplace and early residence of the painter Sir Joshua Reynolds. Reynolds was Mayor of Plympton, as well as first president of the Royal Academy of Art. His father was headmaster of Plympton Grammar School which itself is an attractive historic building in the centre of the town. Former pupils were Benjamin Haydon and Sir Charles Lock Eastlake, PRA, who were respectively first director of the National Gallery and first president of the Royal Photographic Society. Many of Reynold's paintings were purchased by his friends the Parker family of local Saltram House, now owned by the National Trust, and are still on public display there.

Hallway

Living Room

20'11" x 15'1" (6.38m x 4.59m)

Kitchen/Dining Room

15'9" x 16'6" (4.79m x 5.03m)

Utility

5'7" x 5'9" (1.70m x 1.74m)

WC

Garage

Landing

Master Bedroom

12'9" x 8'8" (3.88m x 2.64m)

En-suite Shower Room

Bedroom 2

12'9" x 9'5" (3.88m x 2.87m)

Bedroom 3

11'3" x 10'11" (3.42m x 3.32m)

Bedroom 4

9'9" x 9'5" (2.97m x 2.87m)

Family Bathroom

Sales

Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

Financial Advice

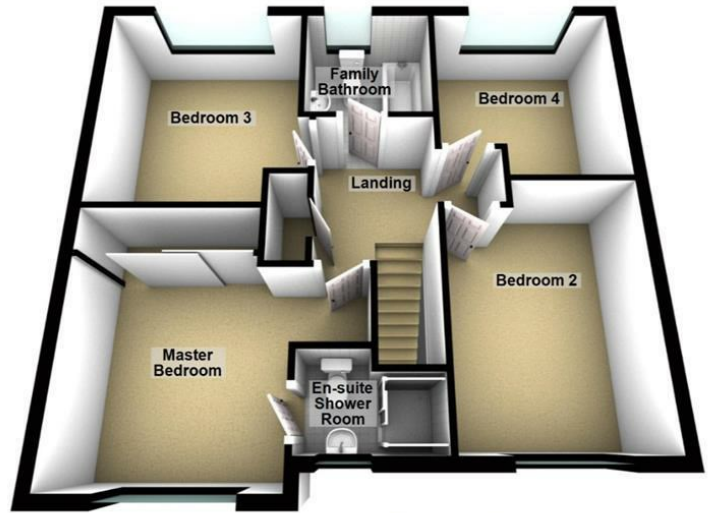
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Branch Manager on 01752 500018



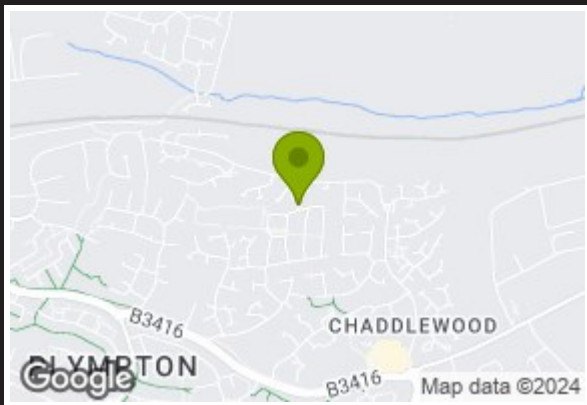
Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 D



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