

Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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16 Yelverton Close
Plymouth, PL5 2BE
£975 PCM



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Cross Keys Estates are pleased to bring to the rental market this house nestled in the charming cul-de-sac of Yelverton Close, Ernesettle. The delightful home boasts a prime location with magnificent river views. The property features two spacious double bedrooms, perfect for relaxation, along with a cosy single bedroom offering versatility. As you step inside, you are greeted by a welcoming sitting room, ideal for entertaining guests or simply unwinding after a long day. The dining room is a highlight, featuring elegant French doors that open up to the low maintenance garden, creating a seamless indoor-outdoor living experience. The fitted kitchen is a chef's dream, providing ample space for culinary creations. The family bathroom offers convenience and comfort for the whole household. With parking available for one vehicle at the front of the property, convenience is at your doorstep. Don't miss the opportunity to make this house your home and wake up to the river views every day. Embrace the peaceful Ernesettle location and make lasting memories in this charming abode. Available now for a rent of £975 per calendar month with a deposit of £1,125 and a holding deposit of £225.

- Modern Mid Terrace Home
- Three Ample Sized Bedrooms
- Early Viewing Recommended
- On Street Parking
- Private Rear Garden
- Cul De Sac Location
- Bright Open Plan Kitchen/Dining Room
- Available Now, Unfurnished
- Immaculately Presented Property
- Holding Deposit = £225



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.

Ernesettle

Ernesettle is a peaceful residential area on the North/Western fringe of Plymouth which is popular locally due to its abundance of spacious homes, a lot of which enjoy stunning views across the surrounding countryside and Ernesettle Creek. The area is well served by local amenities, with a certain shops being available within the area itself and further amenities being readily available in nearby West Park and Transit Way. Regular bus routes operate through the area giving access into Plymouth City Centre and numerous other locations across the city and the A38 dual carriageway is just a few minutes away giving easy access into Cornwall via the Tamar Bridge or to Exeter and the rest of the UK via the M5. Ernesettle Community School is just a short walk from the property and is very popular locally, currently boasting an Outstanding Ofsted Report.

Entrance Hallway

Fitted Kitchen

11'4" x 8'2" (3.45m x 2.49m)

Sitting Room

12'4 x 11'1 (3.76m x 3.38m)

Dining Room

9'6 x 8'2 (2.90m x 2.49m)

Landing

Primary Bedroom

12'5 x 10'2 (3.78m x 3.10m)

Bedroom 2

12'5 x 9'1 (3.78m x 2.77m)

Bedroom 3

8'6 x 6'8 (2.59m x 2.03m)

Family Bathroom

Rear Garden

Sales Department

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 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



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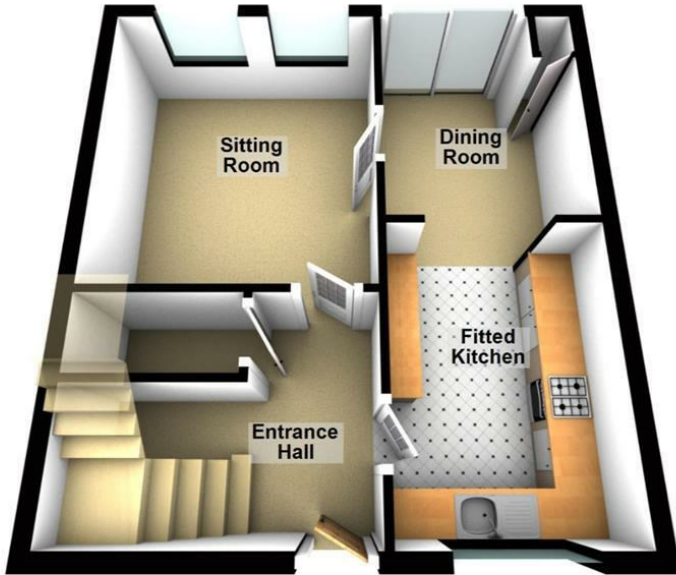
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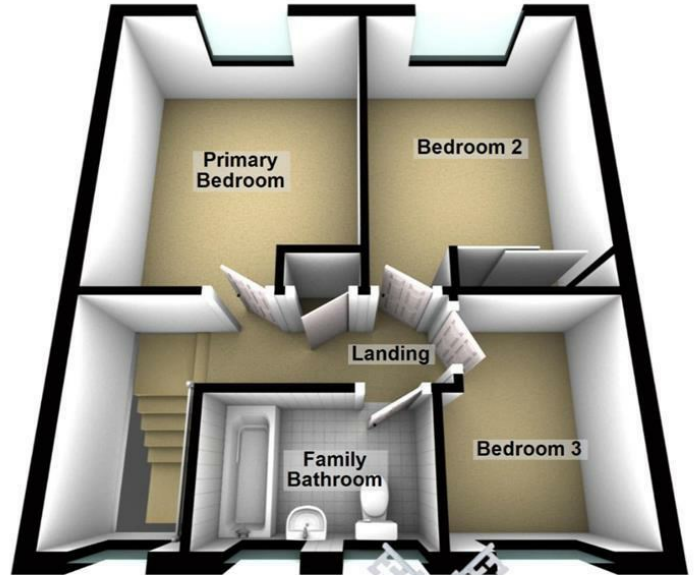
Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



First Floor

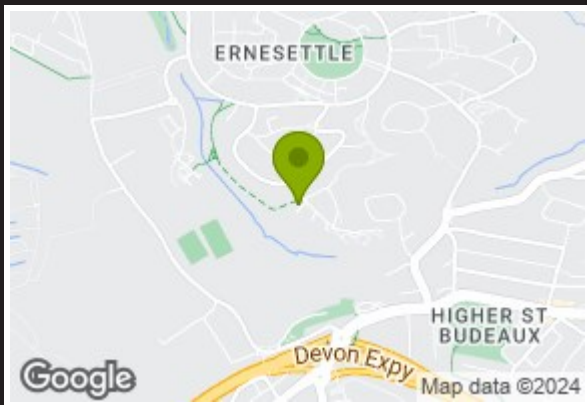
Approx. 38.6 sq. metres (415.8 sq. feet)



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Total area: approx. 77.3 sq. metres (831.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(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	
60	
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 B



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Lettings, Cross Keys House 51-53 Devonport Road,
 Stoke, Plymouth, Devon, PL3 4DL
 Tel: 01752 500099 | lettings@crosskeysestates.net
www.crosskeysestates.net