



Cross Keys Estates

Opening doors to your future



173 Billacombe Road
Plymouth, PL9 7HD
Guide Price £325,000 Freehold



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** Guide Price £325,000 to £350,000 **

Cross keys Estates would like to welcome you to this simply stunning Victorian house located at the gateway to The South Hams on Billacombe Road in Plymouth. This larger than average period family home boasts two reception rooms, three spacious bedrooms, and a beautifully designed luxury spa style family bathroom. Firstly, you'll be impressed by the finish on the works that have been carried out. As you step inside, you'll be greeted by a property full of character and period features, with a newly installed fitted Wren kitchen/breakfast room that is perfect for family gatherings and entertaining guests. The three generous proper double bedrooms offer ample space for a growing family or visiting guests. Outside, the property features gardens to the south facing front and rear, providing a lovely outdoor space to relax and enjoy the sunshine. With parking for up to six vehicles including a double garage and

- A Grand Victorian Family Residence
- Immaculately Presented Throughout
- Newly Installed Kitchen/Breakfast Room
- Beautiful Luxury Spa Style Family Bathroom
- Double Garage & Integral Workshop
- At The Gateway To The South Hams
- Large Family Sitting Room, Dining Room
- Three Generous Proper Double Bedrooms
- Front & Rear Gardens, Ample Off Road Parking
- Early Viewing Essential, 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

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.

Plymstock

Situated on the east bank of the River Plym, Plymstock is geographically and historically part of the South Hams. It comprises the villages Billacombe, Elburton, Goosewell, Hooe, Mount Batten, Oreston, Pophlett, Staddiscombe, Turnchapel and Plymstock proper, the centrally located village after which the parish and suburb is named. The parish church is St Mary and All Saints. The pedestrianised 1960s Broadway consists of a number of shops, including a supermarket within the precinct and another close by. There are several banks, estate agents and other local amenities including a library with an integral coffee shop, a fire station and a small police station.

At Pophlett, there is a major superstore and drive-through burger restaurant. The population at the time of the 2001 Census was recorded at 24,103.

Entrance Vestibule

Reception Hallway

21'5" x 6'0" (6.54m x 1.84m)

Sitting Room

11'9" x 12'10" (3.59m x 3.91m)

Dining Room

13'7" x 10'2" (4.15m x 3.11m)

Kitchen/Breakfast Room

21'1" x 11'0" (6.43m x 3.36m)

Landing

Primary Bedroom

11'8" x 16'7" (3.55m x 5.05m)

Bedroom 2

13'9" x 10'3" (4.19m x 3.13m)

Bedroom 3

21'1" x 11'0" (6.43m x 3.36m)

Family Bathroom

Front & Rear Gardens

Double Garage & Ample Off Road Parking

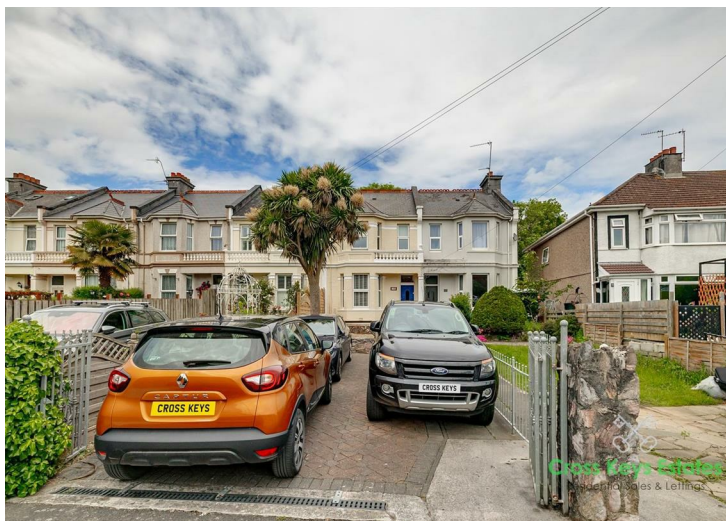
Workshop

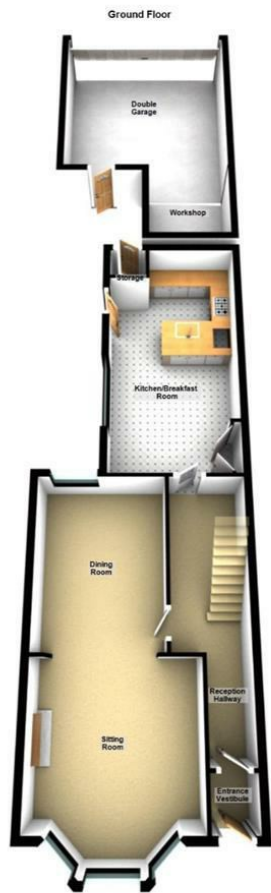
Cross Keys Lettings Department

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.

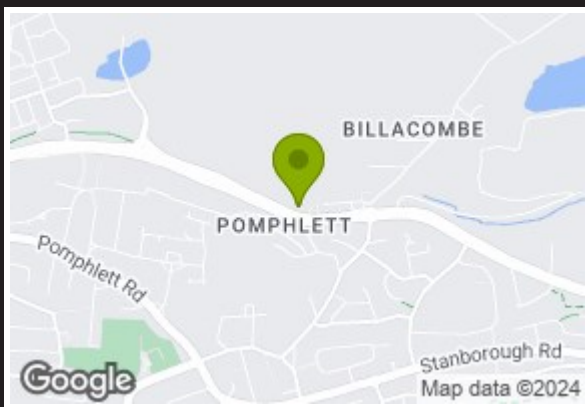
Financial Advice

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





Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">72</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;">85</div>
(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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