



Cross Keys Estates

Opening doors to your future



2 Stopford Place
Plymouth, PL1 4QT
Guide Price £290,000 Freehold



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** Guide Price £290,000 to £315,000 **

Cross Keys Estates are pleased to present to the market this ideal family home in the much sought after location of Stopford Place. This property is available with no onward chain and we highly recommend that you book an early viewing. The accommodation comprises entrance vestibule, reception hallway, drawing room, dining room, fitted kitchen/breakfast room, ground floor bathroom. On the first floor there three great sized bedrooms with the rear room having the option for an ensuite bathroom (currently a utility room) and the family bathroom. On the second floor there is the fourth bedroom which is huge. This property has a lovely enclosed front southerly aspect garden whilst to the rear there is a lovely courtyard garden which offer the potential for off street parking if desired. This truly is a highly desirable location with one of the best recreational parks at the end of the road and all the amenities of Stoke Village just a few minutes walk away.

- Fabulous Village Family Town House
- Two Light & Airy Reception Rooms
- Two Bathrooms (Option For A Third)
- Lovely South Facing Front Garden
- Centrally Heated, Double Glazed
- Located Beside Devonport Park
- Four Large Double Bedrooms
- Large Fitted Kitchen / Breakfast Room
- Rear Courtyard (Possible Off Road Parking)
- Early Viewing Advised, EPC = D67



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.

Stoke Village

This property is located within the popular and well sought after Conservation Area of Stoke Damerell. Here you will find an excellent range of local facilities including good schools (Stoke Damerell Primary School, Plymouth College Junior School, Devonport High School for Boys), parkland, nearby Stoke Village which has a wide variety of high quality local independent shops and services. There is a regular public transport to the City Centre via either bus or train (Devonport Train Station located just off Portland Road). Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

Entrance Vestibule

Reception Hallway
23'7" x 5'7" (7.18m x 1.71m)

Drawing Room
13'5" x 15'6" (4.09m x 4.72m)

Dining Room
13'7" x 13'10" (4.15m x 4.21m)

Kitchen/Breakfast Room
17'5" x 9'7" (5.31m x 2.93m)

Ground Floor Bathroom

Landing

Master Bedroom
13'9" x 19'9" (4.18m x 6.02m)

Bedroom 2
13'4" x 13'8" (4.06m x 4.16m)

Shower Room

Bedroom 3
10'8" x 9'7" (3.24m x 2.93m)

Utility Room (Optional En-Suite)
5'7" x 9'7" (1.70m x 2.93m)

Landing

Bedroom 4
21'7" x 19'7" (6.58m x 5.96m)

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 Jo Rees, Lettings Manager on 01752 500018

Financial Advice

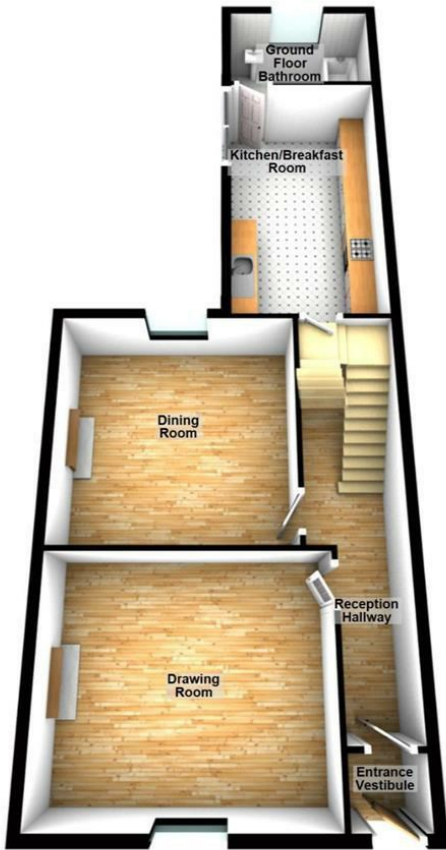
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



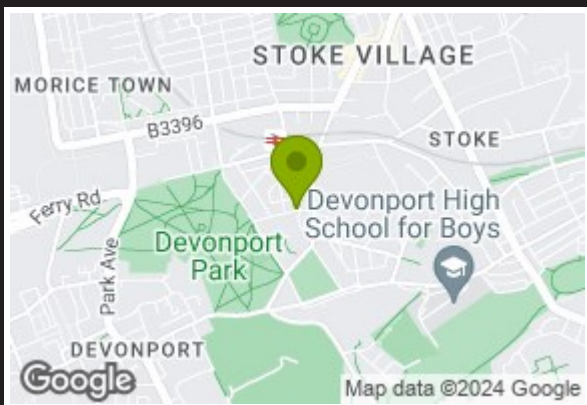
Ground Floor

First Floor

Second Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			83
(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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Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net