

# Cross Keys Estates

Opening doors to your future



24 South View Terrace  
Plymouth, PL4 9DQ  
Guide Price £210,000 Freehold





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\*\* Guide Price £210,000 to £230,000 \*\*

Cross Keys Estates would like to welcome you to South View Terrace, St Judes - a charming end terrace Victorian house nestled right beside a stunning park. This property boasts two reception rooms, three bedrooms, and two bathrooms, making it an ideal family home. The location is simply unbeatable, with the city centre just a leisurely stroll away. You'll never have to worry about parking, as ample on-street parking is available right at your doorstep. Step inside to discover a light, bright, and airy sitting room, perfect for relaxing or entertaining guests. The fitted kitchen dining room is a delightful space for preparing and enjoying meals together. The convenience of a ground floor bathroom adds to the practicality of this lovely home. Upstairs, you'll find three generously sized bedrooms and a first-floor shower room, ensuring that everyone has their own space and privacy. With double glazing and gas central

- Fantastic Victorian End Terrace House
- Bright Light & Airy Sitting Room
- Ground Floor Bathroom, Double Glazed
- Child/Pet Safe Enclosed Courtyard Garden
- Available Without An Onward Chain
- Three Ideal Ample Sized Bedrooms
- Modern Fitted Kitchen / Dining Room
- First Floor Shower Rm, Centrally Heated
- Located Right Beside A Great Park
- Early Viewing Recommended, EPC = D61



## 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. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

## 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.

## St Judes

St Judes is a prime location found just a stone's throw away from Plymouth City Centre which benefits from direct access into the City Centre either by car, bus or walking just a short distance. Local amenities can be found within St Judes itself including a co-operative store, doctors' surgery and dentists etc, with further amenities being accessible in the City Centre itself, particularly in Drake Circus Shopping Mall. Regular bus services run along Beaumont Road itself giving access to many areas across Plymouth. Salisbury Road Primary School is located nearby along with Lipson Co-operative Academy.

## Entrance Vestibule

## Reception Hallway

16'6" x 4'0" (5.03m x 1.21m)

## Sitting Room

12'10" x 13'3" (3.90m x 4.05m)

## Kitchen/Diner

15'4" x 11'0" (4.68m x 3.35m)

## Ground Floor Bathroom

## Landing

## Primary Bedroom

13'4" x 11'1" (4.06m x 3.38m)

## Bedroom 2

14'10" x 11'1" (4.52m x 3.38m)

## Bedroom 3

10'2" x 6'2" (3.10m x 1.88m)

## Shower Room

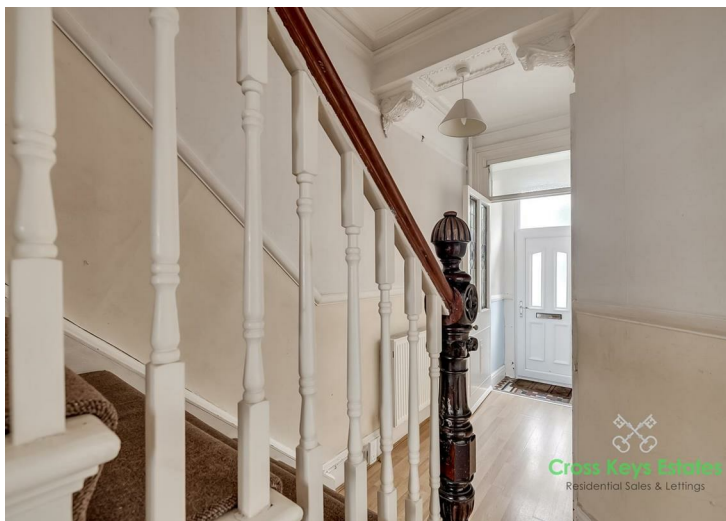
## Courtyard Garden / Park Views

## 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

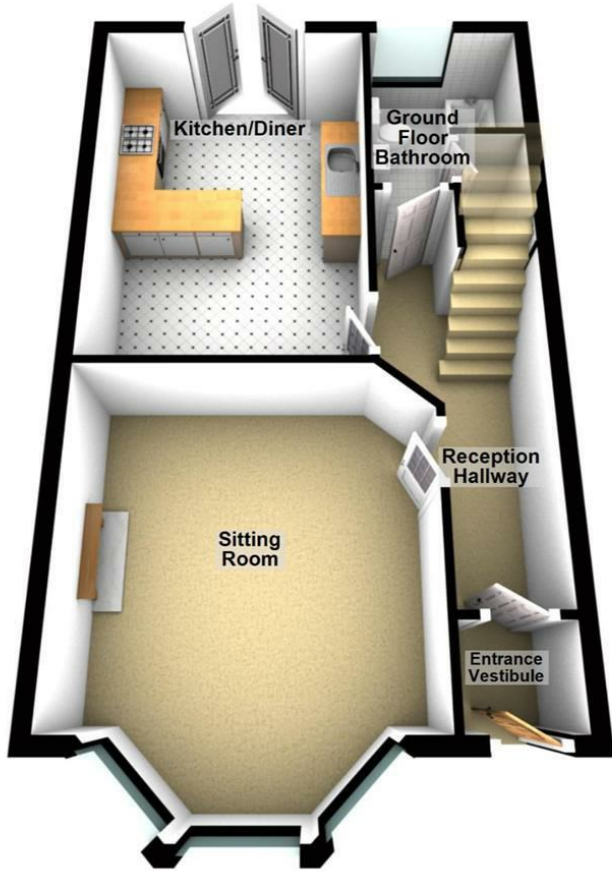
## Financial Services

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

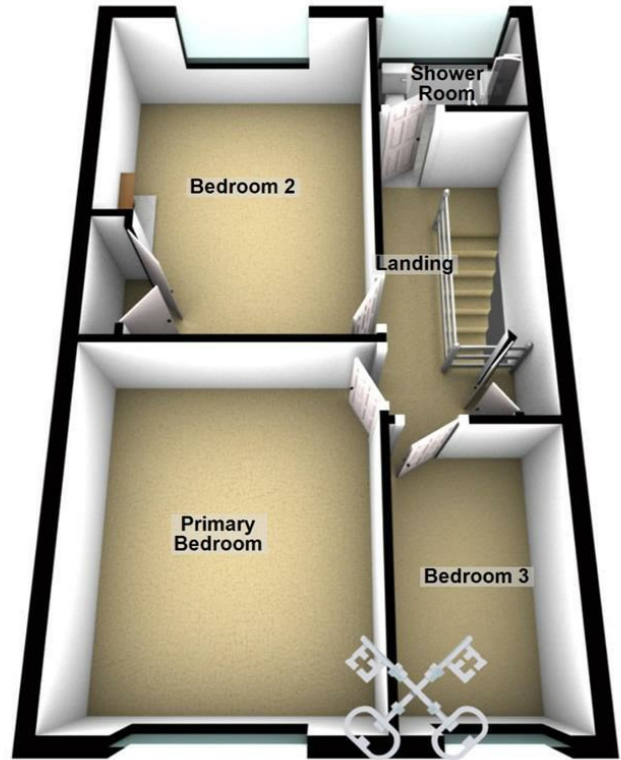




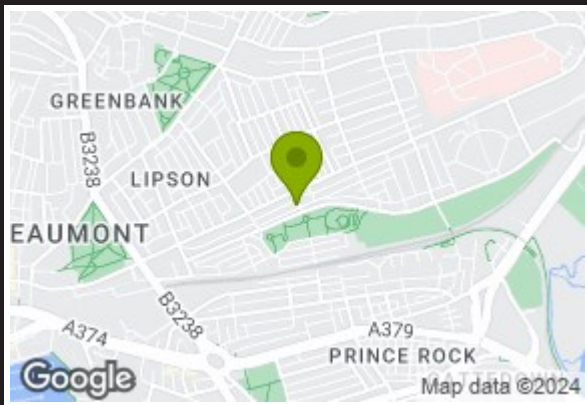
### Ground Floor



### First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>81</b>
<b>61</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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