

# Cross Keys Estates

Opening doors to your future



28 Lake View Drive  
Plymouth, PL5 4JZ

Guide Price £300,000 - £325,000 Freehold



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Cross keys Estates would love you to come and see this lovely property on Lake View Drive in the charming Holly Park area of Plymouth, this extended semi-detached family house offers a tranquil retreat with outstanding views along Tamerton Lake and adjoining woodland. Boasting two reception rooms, four bedrooms, and two bathrooms, this property is ideal for those seeking a spacious and comfortable living space. The highlight of this home is the fabulous fitted kitchen/dining room, perfect for hosting family gatherings or intimate dinners. With four generously sized double bedrooms, there is ample space for a growing family or for those looking to retire in style. Imagine waking up to the picturesque views of Tamerton Lake from the comfort of your own bed or enjoying a morning coffee on the wrap-around balcony. This property truly offers a great location to raise a family or to relax and enjoy retirement.

- Extended Semi Detached Family House
- Available Without An Onward Chain
- Fabulous Fitted Kitchen/Dining Room
- Two Shower Rooms (Space For Bathroom)
- Great Location To Raise A Family / Retire
- Outstanding Views Along Tamerton Lake
- Four Generous Sized Double Bedrooms
- Wrap Around Balcony To Enjoy Views
- Front & Rear Gardens, Garage, Driveway
- Early Viewing Advised, EPC = D68



## 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.

### Holly Park

Holly Park is a lesser-known area of Plymouth, very popular for families and first-time buyers alike, which is tucked away on the border of Tamerton Foliot and lies on the edge of Tamerton Lake. This superb location provides peace and tranquillity, with this property specifically being surrounded by the local woodland in which there are numerous walks and trails fantastic for those who enjoy being out in nature and dog-walkers alike. The area is well served by local amenities, with the closest stores being just a short drive away in Tamerton Foliot, Crownhill or Transit Way, and there are regular bus routes which operate within the area providing access to Plymouth City Centre and a number of other locations across the city. There are also popular primary and secondary schools not too far from the area which are all quite well regarded locally and boast good Ofsted reports.

### Entrance Hallway

### Sitting Room

12'5" x 17'4" (3.79m x 5.29m)

### Bedroom 4 / Dining Room / Study

14'2" x 7'11" (4.32m x 2.42m)

### Kitchen/Diner

21'9" x 8'4" (6.63m x 2.55m)

### Balcony

15'7" x 6'7" (4.76m x 2.00m)

### Shower Room

### Gym

The neighbouring property has knocked through from the lower shower room to great a luxury spa bathroom in this area.

### Lower Hallway

### Principle Bedroom

21'5" x 8'9" (6.52m x 2.66m)

### Bedroom 2

12'4" x 11'3" (3.75m x 3.43m)

### Bedroom 3

9'2" x 11'7" (2.80m x 3.52m)

### Family Shower Room

### Cellar

16'7" x 26'1" (5.06m x 7.94m)

### Garage

### Gardens

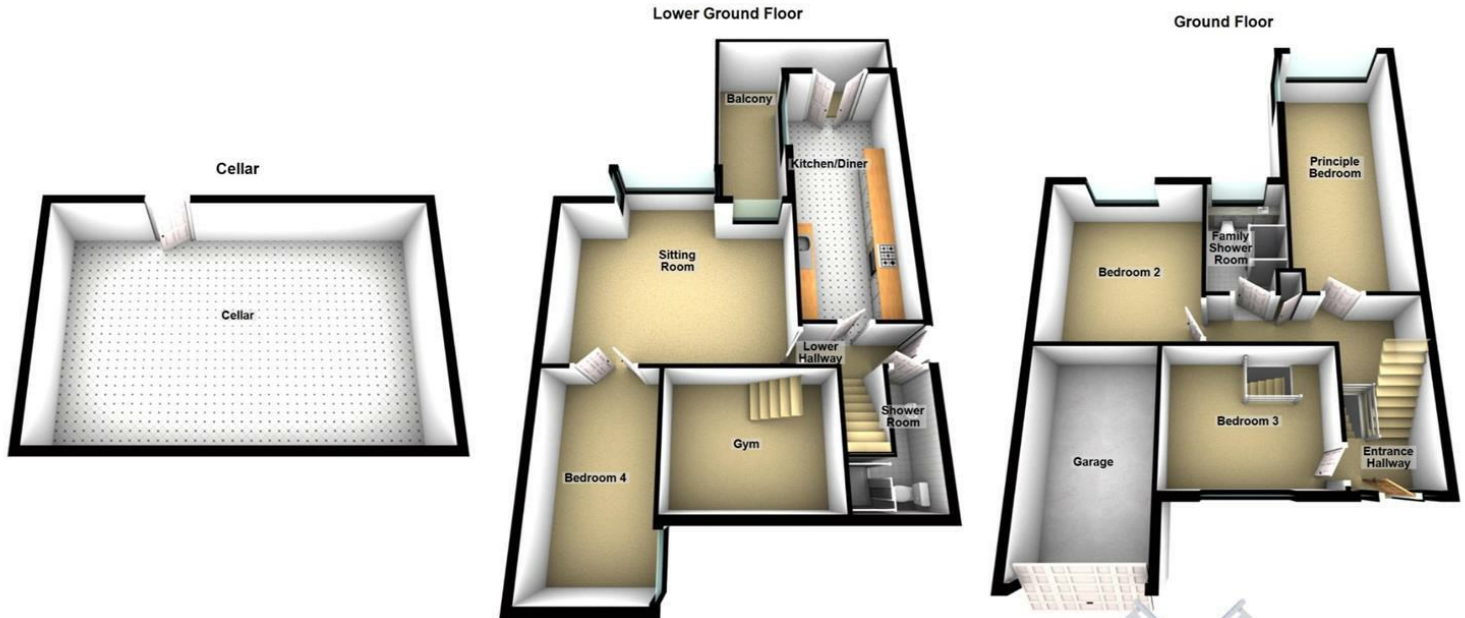
### Lettings Department

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 our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

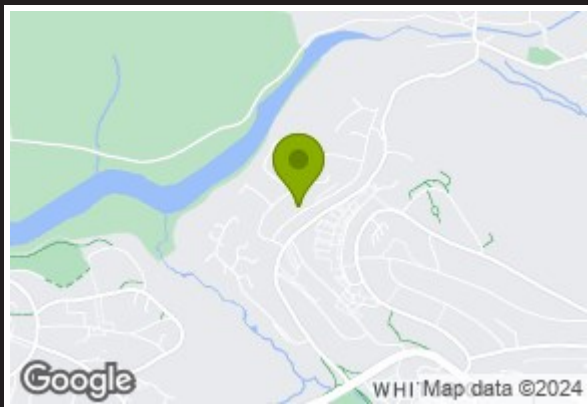
### Financial Services

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





**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>		
Not energy efficient - higher running costs		
	68	80
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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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