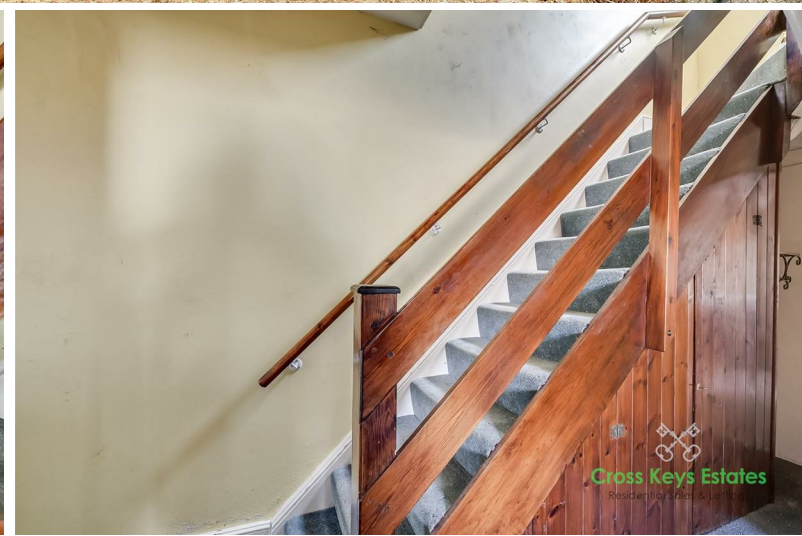


Cross Keys Estates

Opening doors to your future



12 Third Avenue
Stoke, Plymouth, PL1 5QB
Guide Price £175,000 Freehold



12 Third Avenue, Stoke, Plymouth, PL1 5QB

Guide Price £175,000 Freehold

** Guide Price £175,000 to £200,000 **

Cross Keys Estates welcome you to inspect this phenomenal development property nestled in the charming Third Avenue of The Rectory. This Victorian end-terrace house offers a fantastic development opportunity for those with a keen eye for potential. With 2 reception rooms, 2 bedrooms, and 1 bathroom, this property is brimming with possibilities. In need of full refurbishment, this house is ideal for extending both upwards and outwards, allowing you to create the home of your dreams. The current accommodation is set out in the original layout, with the family bathroom located on the ground floor. One of the standout features of this property is the fabulous views that can be enjoyed from all the front south-facing windows, offering a picturesque backdrop to everyday life. The primary bedroom also boasts a balcony, providing a perfect spot to unwind and take in the surrounding parkland.

- Fantastic Development Potential
- Rear Garden, Roof Terrace, Balcony
- Sitting Room, Dining Room, Kitchen
- Available Without An Onward Chain
- We Just Sold Neighbouring House £310,000
- End Terrace House Overlooking Park
- Currently Has Two Double Bedrooms
- Sought After Quiet Enclave Location
- In Need Of Full Internal Refurbishment
- Early Viewing Recommended, EPC = D57



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.

The Rectory

This property is situated in the quiet sought after location of The Rectory, which is located to the south of Stoke. The Rectory comprises of five small streets in total. In nearby Stoke 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) and 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 is 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
20'9" x 5'4" (6.32m x 1.62m)

Sitting Room
12'2" x 11'2" (3.71m x 3.41m)

Dining Room
12'2" x 9'5" (3.72m x 2.86m)

Fitted Kitchen
11'2" x 7'7" (3.40m x 2.32m)

Shower Room

Primary Bedroom
12'0" x 15'0" (3.67m x 4.58m)

Balcony
3'7" x 15'0" (1.09m x 4.58m)

Bedroom 2
12'1" x 9'5" (3.69m x 2.86m)

Roof Terrace
11'3" x 15'0" (3.44m x 4.58m)

Front & Rear Garden

Floor Plan of Neighbouring Property

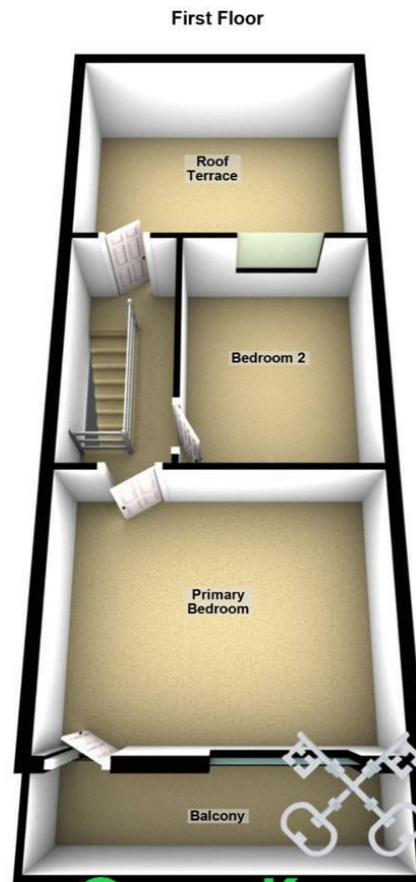
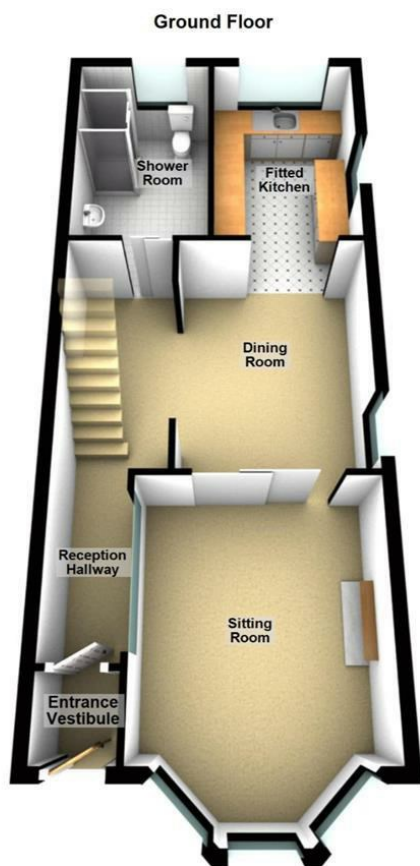
Cross Keys Lettings Department

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

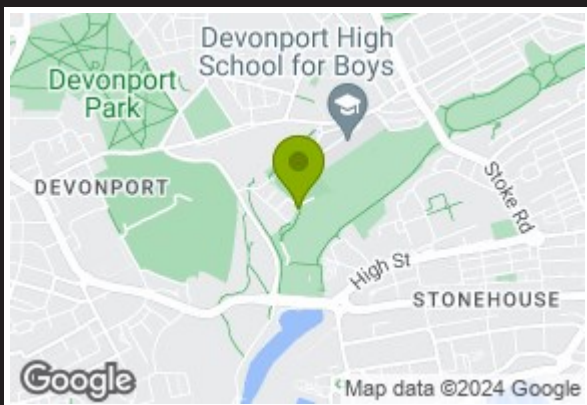
Financial Services

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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 B



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