



Cross Keys Estates

Opening doors to your future



2 Gill Park
Plymouth, PL3 6LX
Guide Price £250,000 Freehold

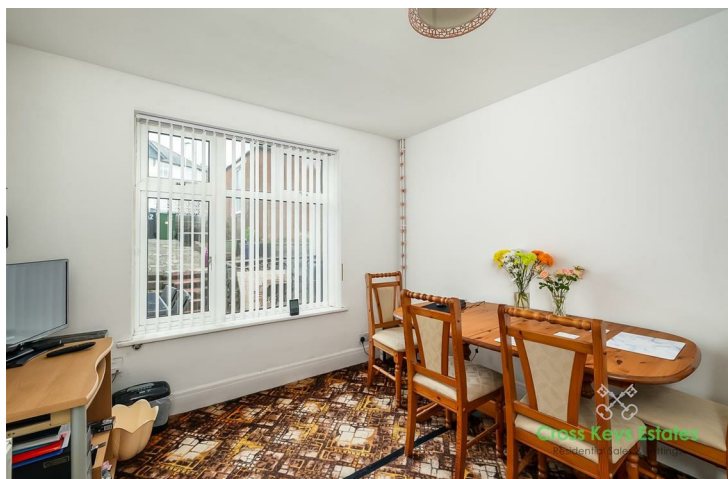


2 Gill Park, Plymouth, PL3 6LX
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** Guide Price £250,000 to £275,000 **

Cross Keys Estates invite you to view this fabulous CHAIN FREE family abode nestled in the charming Gill Park of Efford, this end terrace house from the 1930s boasts a delightful blend of character and potential. The southern views to the front of this house are far reaching and include Plymouth Sound, Staddiscombe and Mount Edgcumbe. With two reception rooms, three cosy bedrooms, and a bathroom, this property is perfect for a growing family seeking a new home. Situated in a well-established residential area, this house offers the convenience of numerous amenities within easy reach. The property also features off road parking, ensuring that you never have to worry about finding a spot for your cars. What truly sets this property apart is its massive development potential. The option to divide or develop the side plot, subject to planning consent, opens up a world of possibilities for customising the

- Fabulous Family Home With Large Gardens
- Ideal For Growing / Multigenerational Family
- Sitting Room, Dining Room, Kitchen
- Possible Loft Conversion Possibilities (STPP)
- Views To Plymouth Sound & Mount Edgcumbe
- Development Potential / Extension Possibility
- Currently Three bedroom, Shower Room
- Single Garage & Off Road Parking Space
- Endless Opportunities, Multiple Options
- 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.

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.

Laira

The property benefits from a highly convenient position within the area known as Laira. This ever popular locally with first time buyers and buy to let investors thanks to its abundance of nicely proportioned yet affordable properties. This property specifically can be found just around the corner from numerous local amenities found along Torrridge Way, with further amenities available in nearby Higher Compton and Mutley Plain. Numerous popular local schools are also within close proximity to the property. Regular bus routes operate along Pike Road itself providing direct access into Plymouth City Centre and other areas across the city.

Storm Porch

Reception Hallway

14'0" x 5'5" (4.26m x 1.64m)

Sitting Room

13'5" x 14'0" (4.11m x 4.27m)

Dining Room

12'10" x 10'5" (3.92m x 3.17m)

Kitchen

11'8" x 8'7" (3.56m x 2.62m)

Utility

Landing

Primary Bedroom

12'0" x 15'1" (3.66m x 4.62m)

Bedroom 2

12" x 15'6" (3.66m x 4.72m)

Bedroom 3

7'1" x 8'7" (2.16m x 2.62m)

Shower Room

Views

Garden / Plot

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

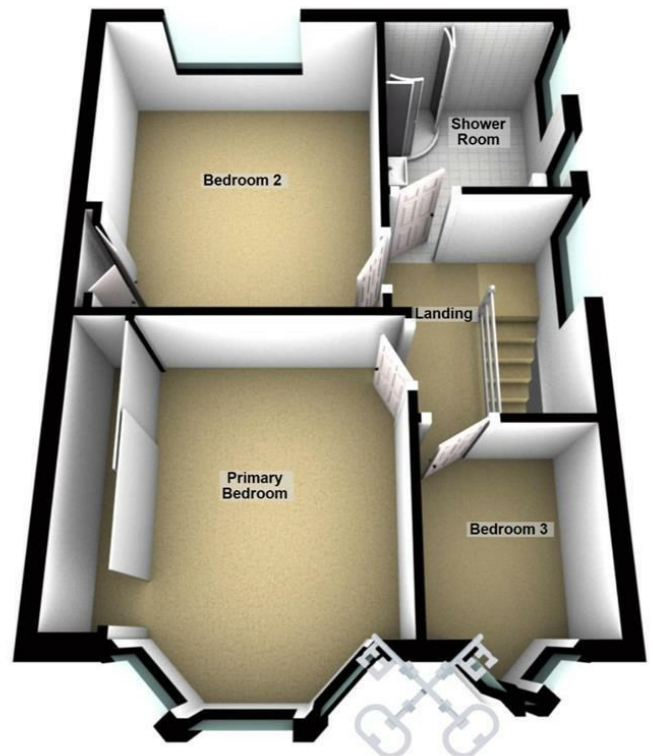
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



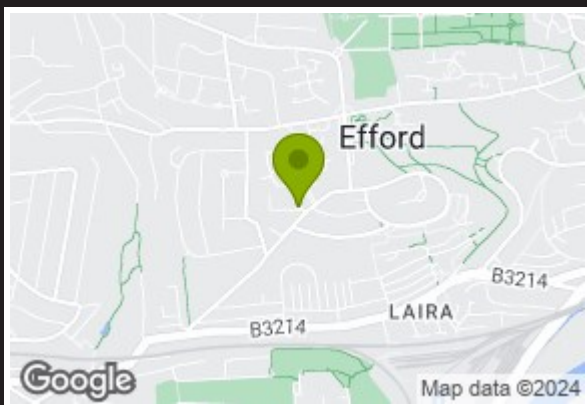
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	83
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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