



# Cross Keys Estates

Opening doors to your future



70 Holmwood Avenue  
Plymstock, PL9 9JP  
Guide Price £240,000 Freehold



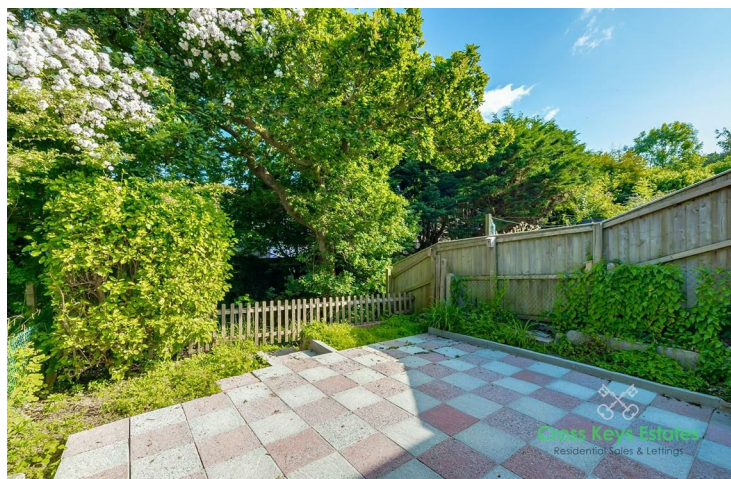
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Guide Price £240,000 Freehold

\*\* Guide Price £240,000 to £260,000 \*\*

Cross keys Estates invite you to see this wonderful family abode nestled in the desirable Holmwood Avenue of Goosewell, Plymstock. This 1970's semi-detached family home is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a bathroom, this property offers ample space for comfortable living. Upon entering, you are greeted by a split-level layout that includes a welcoming hallway with a cloakroom, a cosy sitting room, a well-equipped fitted kitchen dining room, and a family bathroom. The current three bedrooms provide a peaceful retreat, with the potential to easily create a fourth bedroom if desired. One of the standout features of this property is the stunning gardens that envelop the front and rear of the house. Imagine enjoying your morning coffee in the tranquillity of your own garden, complete with a stream running through the rear garden, adding a touch of

- 1970's Split Level Semi Detached Family Home
- Currently Three Bedrooms (Option for Fourth)
- Generous Size Fitted Kitchen / Dining Room
- Garage, Driveway With Potential To Extend
- Fantastic Residential Family Friendly Location
- Available To Buy Without An Onward Chain
- Family Bathroom, Ground Floor Cloakroom
- Gardens to The Front And Rear With Stream
- uPVC Double Glazed And Gas Central Heating
- Early Viewing Recommended, EPC = C69



## 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.

### Plymstock

Situated on the east bank of the River Plym, Plymstock is geographically and historically part of the South Hams. It comprises the villages Billacombe, Elburton, Goosewell, Hooe, Mount Batten, Oreston, Pomphlett, Staddiscombe, Turnchapel and Plymstock proper, the centrally located village after which the parish and suburb is named. The parish church is St Mary and All Saints. The pedestrianised 1960s Broadway consists of a number of shops, including an Iceland supermarket within the precinct and a Lidl supermarket nearby, three banks, six estate agents' and other local amenities including a library, a fire station and a small police station. At Pomphlett, there is a Morrisons superstore and drive-through McDonald's burger restaurant.

### Entrance Vestibule

### Hallway

### Toilet

### Sitting Room

13'0" x 10'9" (3.95m x 3.27m)

### Kitchen/Dining Room

11'1" x 16'11" (3.37m x 5.16m)

### Study/Possible Bedroom 4

13'9" x 8'1" (4.18m x 2.47m)

### Landing

### Primary Bedroom

12'4" x 10'6" (3.76m x 3.21m)

### Bedroom 2

11'2" x 7'11" (3.40m x 2.42m)

### Bedroom 3

7'10" x 8'8" (2.40m x 2.64m)

### Shower Room

### Garage

### Gardens

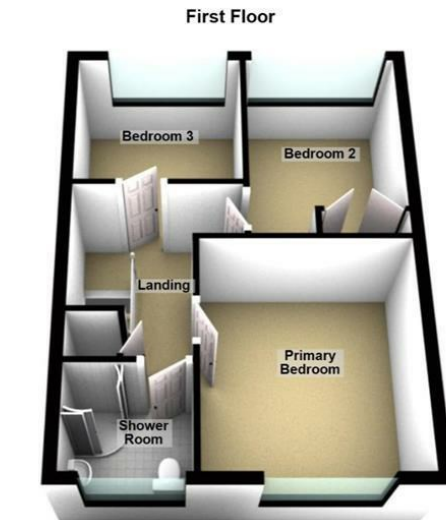
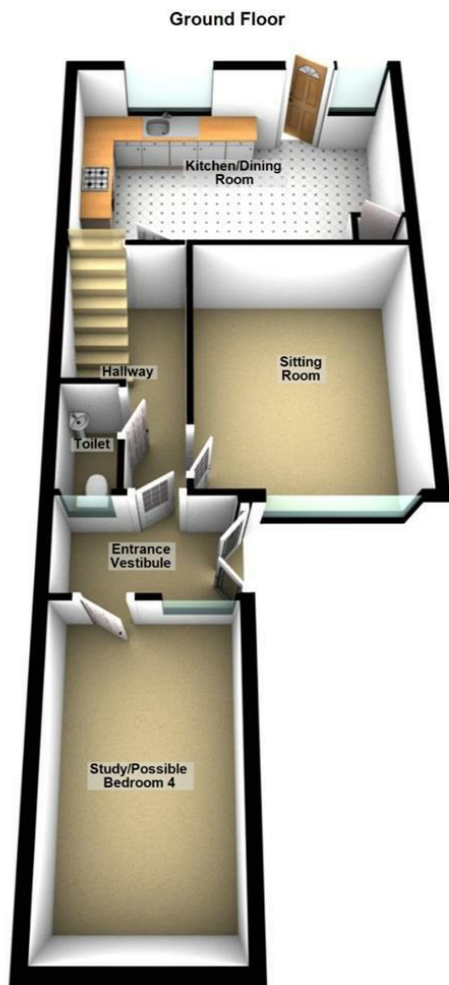
### Cross Keys Estates Lettings Department

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

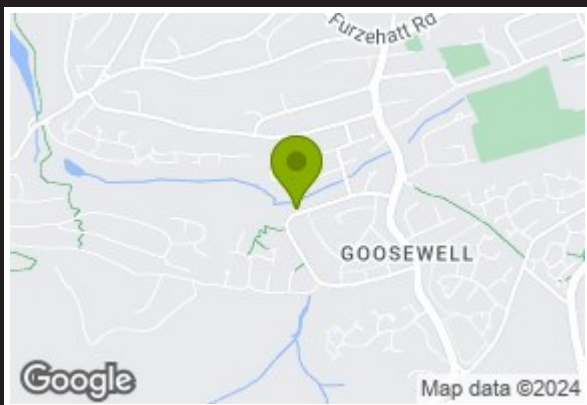
### Financial Services

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		
		<b>85</b>
	<b>69</b>	
<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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