

# Cross Keys Estates

Opening doors to your future



18 Cross Park Road  
Plymouth, PL6 5AN  
Guide Price £375,000 Freehold



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\*\* Guide Price £375,000 to £400,000 \*\*

Cross Keys Estates are delighted to bring this magnificent detached fully refurbished bungalow to the open market. Nestled in the charming Cross Park Road of Crownhill, this superbly extended and completely modernised detached bungalow from the 1950s is a true gem waiting to be discovered. Immaculately presented throughout, this property is a testament to the care and attention of its current owner. Boasting three ample double bedrooms, a superb modern family bathroom, and a huge open plan sitting dining room with a smart fully fitted kitchen and handy utility room, this bungalow offers both space and style in abundance. The property also features owned Solar Panels, a large garage, workshop, and off-road parking for up to four vehicles, making it ideal for car enthusiasts or those who love to entertain. The beautiful gardens surrounding the bungalow provide a tranquil escape from the hustle and

- Stunning Extended Detached Bungalow
- Newly Fully Refurbished And Modernised
- Three Well Proportioned Double Bedrooms
- Modern Fitted Kitchen, Handy Utility Room
- Beautiful Wrap Around Gardens, Rear Courtyard
- Immaculately Presented Inside And Out
- Large Open Plan Sitting And Dining Room
- Beautiful Four Piece Family Bathroom
- Large Garage, Workshop, Parking For 4 Cars
- Early Viewing Recommended, EPC = D66



## 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.

### Crownhill

Location is a huge bonus for this wonderful property, being just a few minutes' walk from a plethora of local amenities in Crownhill Village including local convenience stores, take-away restaurants and The Tamar public house. Many regular local bus services operate close to the property along Crownhill Road and Tavistock Road giving access into Plymouth City Centre, Derriford Hospital and many other locations across the city. Crownhill is a highly regarded area found just north of the A38 dual carriageway which runs through Plymouth and allows easy access to Exeter and further to the North and into Cornwall via the Tamar Bridge. The property is also within the catchment areas for a good primary and secondary school, with Widey Court Primary School and Sir John Hunt Community Sports College.

### Entrance Hallway

### Living Room

19'11" x 23'6" (6.07m x 7.16m)

### Fitted Kitchen

11'3" x 11'5" (3.43m x 3.48m)

### Utility Area

3'5" x 5'2" (1.04m x 1.57m)

### Primary Bedroom

15'11" x 11'5" (4.85m x 3.47m)

### Bedroom 2

9'8" x 10'8" (2.95m x 3.25m)

### Bedroom 3

9'10" x 7'10" (3.00m x 2.39m)

### Family Bathroom

### Garage

### Workshop

### Loft Room

11'5" x 23'9" (3.49m x 7.23m)

### Two Double Driveways

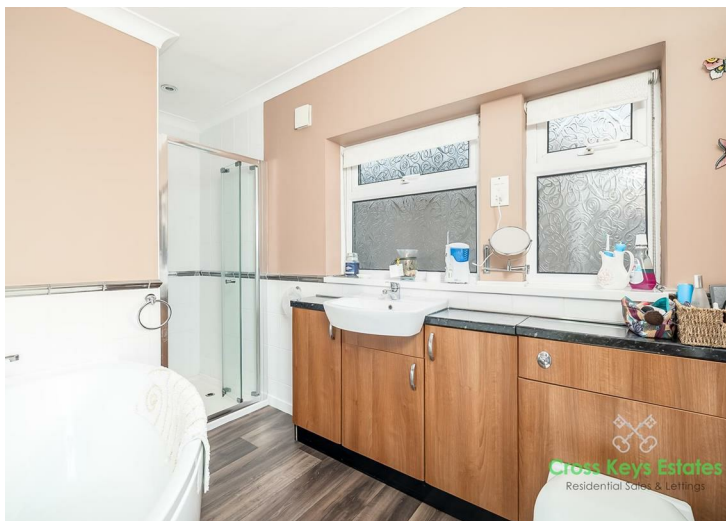
### Gardens

### Cross Keys Lettings Department

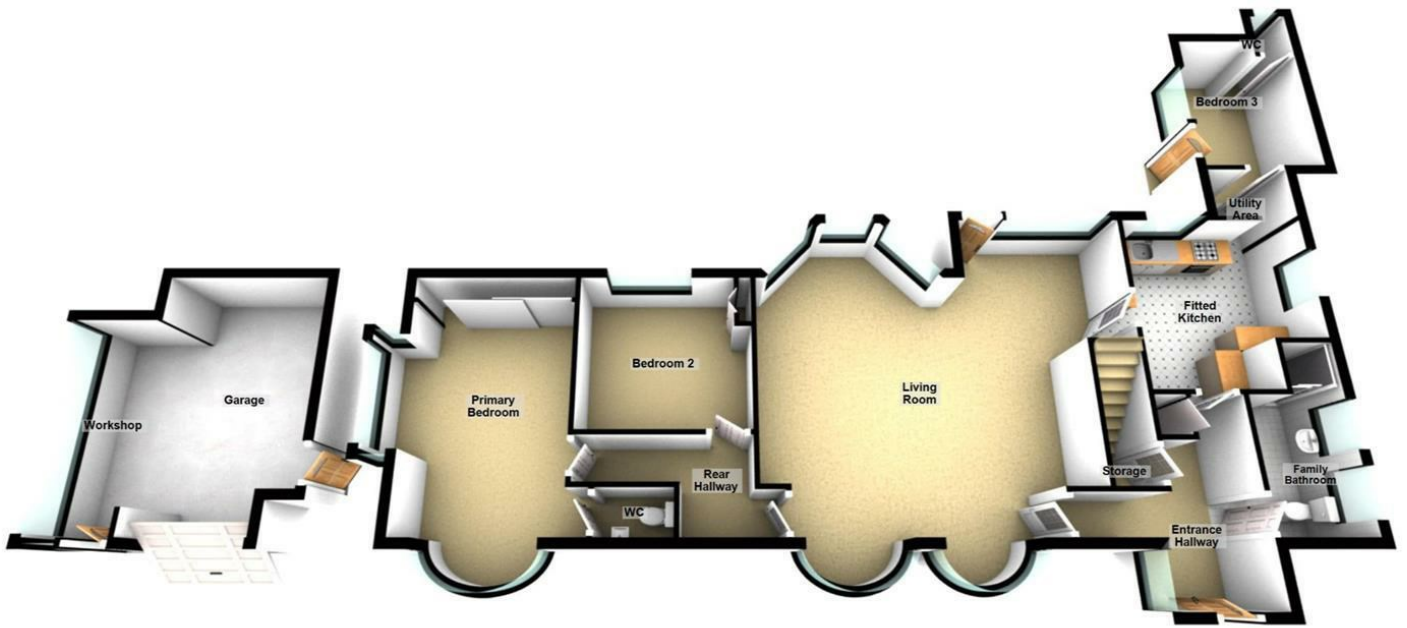
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

### Financial Services

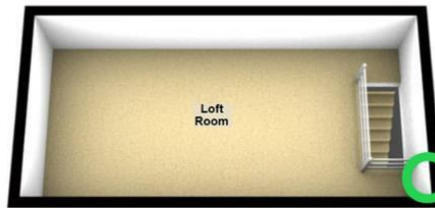
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



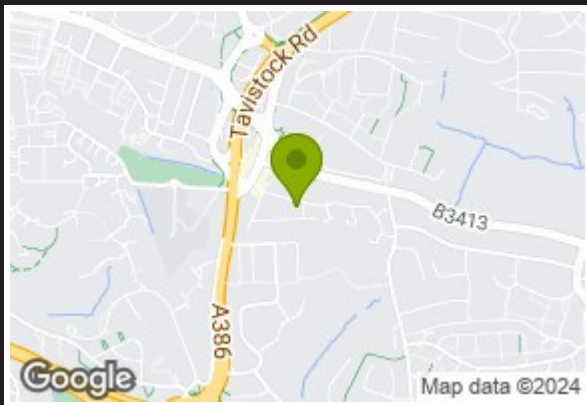
Ground Floor



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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 66                      | 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 D**



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