

# Cross Keys Estates

Opening doors to your future



13 Home Park  
Plymouth, PL2 1BQ  
Guide Price £350,000 - £375,000 Freehold





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Cross keys Estates invite you to view this fabulous property nestled in the heart of Home Park, Stoke. This stunning Georgian townhouse is a true gem waiting to be discovered. Boasting an impressive three floors of spacious accommodation, this property offers not just a house, but a quintessential family abode. As you step inside, you are greeted by three generously sized reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The cosy log burner adds a touch of warmth and charm, creating a welcoming atmosphere that is perfect for creating lasting memories.

With four generous double bedrooms, a bathroom, and a shower room, there is no shortage of space for the whole family to enjoy. The property retains its period feel, offering a unique

- Stylish Georgian Family Townhouse
- Spacious & Versatile Accommodation
- Three Generous Reception Rooms
- Large East Facing Enclosed Garden
- Double Glazing, Gas Central Heating
- Highly Sought After Location in Stoke
- Four Impressive Double Bedrooms
- Fitted Kitchen, Bathroom & Shower Rm
- Garage / Workshop In Rear Garden
- Early Viewing Recommended, EPC = D62





## 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 is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

## Stoke

Home Park is a prestigious tree-lined avenue which can be found within the heart of the ever popular area of Stoke and is at the foot of 'The Blockhouse' park, one of the highest points in Plymouth and a spot which enjoys panoramic far reaching views of Plymouth, the River Tamar and Cornwall in the distance. Stoke village is just a short walk along Masterman Road from Home Park and provides a wealth of amenities including shops, cafe's, restaurants, pub's and pharmacies to name but a few. Stoke is a sought after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. City College Plymouth is located on the southern fringes of the area. There are a number of large recreational areas including Mount Pleasant Recreation Ground, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located off Milehouse Road.

## Entrance Hallway

## Sitting Room

12'5" x 14'0" (3.79m x 4.27m)

## Dining Room

12'0" x 12'0" (3.67m x 3.65m)

## Breakfast Room

14'6" x 8'11" (4.41m x 2.71m)

## Kitchen

15'0" x 8'11" (4.57m x 2.71m)

## Landing

## Primary Bedroom

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

## Bedroom 2

12'0" x 12'0" (3.67m x 3.65m)

## Bathroom

## Bedroom 4

16'8" x 11'10" (5.09m x 3.61m)

## Landing

## Bedroom 3

10'4" x 8'11" (3.15m x 2.71m)

## Shower Room

## Garden

This fantastic property also sits within a most sizeable plot and offers a gorgeous, southerly facing rear garden offering a number of different areas which has been beautifully kept and maintained by its current owners. Accessed via the kitchen the garden initially boasts a lovely size decked seating areas which wraps around to the side of the rear tenement. A paved path then leads through the garden alongside a pond, a garden area for growing vegetables and a greenhouse which is included with the sale. Towards the end of the garden is a paved patio seating area along with a large single garage/workshop with a door providing access from the rear service lane.

## 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 Jo Rees, Lettings Manager on 01752 500018

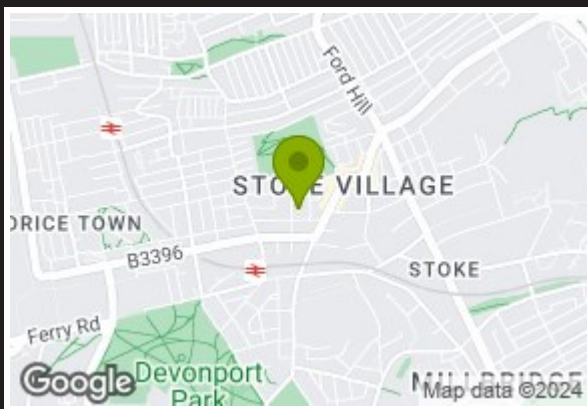
## Financial Services

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			82
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			77
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 C**



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