



# Cross Keys Estates

Opening doors to your future



**Cross Keys Estates**  
Residential Sales & Lettings



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33 Monica Walk  
Plymouth, PL4 7QW  
£1,050 Per Calendar Month



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Cross Keys Estates are delighted to present for sale this beautifully presented and generously extended two bedroom mid terrace home situated within the freedom fields development. Presented to an exceptionally high standard throughout this much loved home offers accommodation comprising entrance hallway, fitted kitchen, large sitting/dining room with feature sliding patio doors, downstairs WC, landing, two double bedrooms, a generously proportioned shower room and externally a low maintenance garden with new feather edge fencing to ensure both privacy and security. Located only a short walk from Plymouth City Centre and within close proximity to excellent local amenities and transport link. This unique extended home is a real one of a kind and an early internal viewing comes highly recommended to appreciate all it has to offer!

- Modern Build Mid Terrace Home
- Immaculate High Quality Finish
- Stunning Extension At Rear
- Close To Local Amenities
- Two Allocated Parking Spaces
- Convenient Central Location
- Two Double Bedrooms
- Suit Professional Couple
- Private Rear Garden
- EPC C



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## 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.

## Greenbank

Situated in the central location of Greenbank. North Hill and Mutley Plain are nearby and provide the majority of local amenities and there are numerous regular bus services which operate nearby giving access to many other locations across the city. The area is most popular for first time buyer or buy to let investors due to its proximity to Plymouth City Centre, Plymouth University as well as being within the catchment area of popular schools including Mount Street Primary School and Plymouth High School for Girls which both currently boast good Ofsted Reports.

## Entrance Hall

## Fitted Kitchen

8'4" x 7'0" (2.55m x 2.14m)

## Sitting Room

16'4" x 13'7" (4.99m x 4.15m)

## Dining Room

8'7" x 11'4" (2.61m x 3.46m)

## WC

## Landing

## Bedroom 1

9'7" x 13'7" (2.92m x 4.15m)

## Bedroom 2

8'4" x 13'7" (2.55m x 4.15m)

## Shower Room

## Rear Garden

## Financial Services

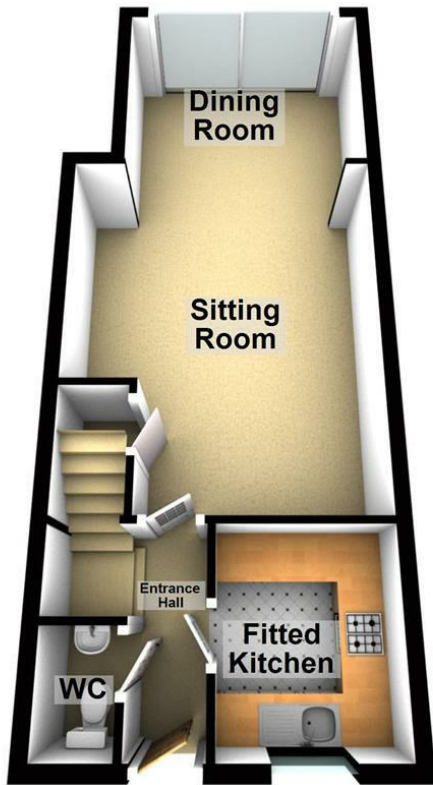
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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

## Lettings

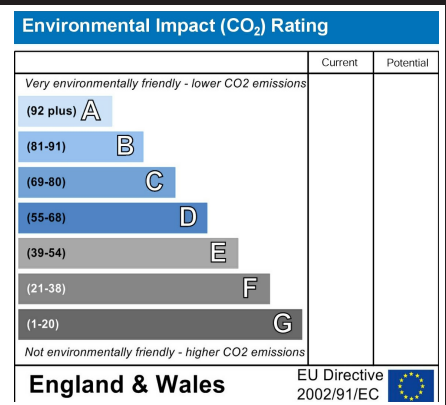
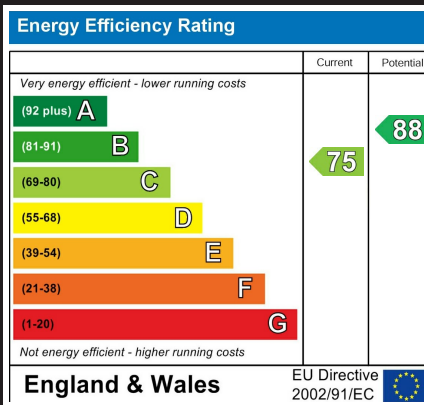
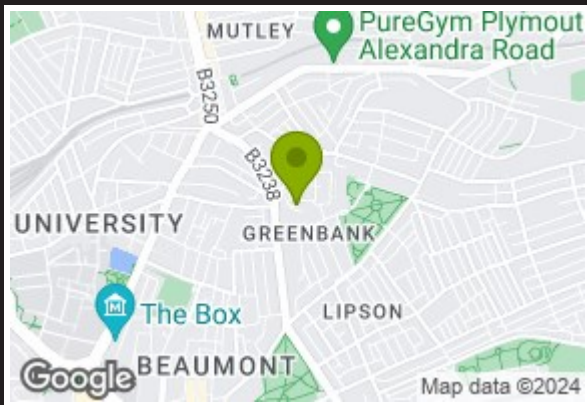
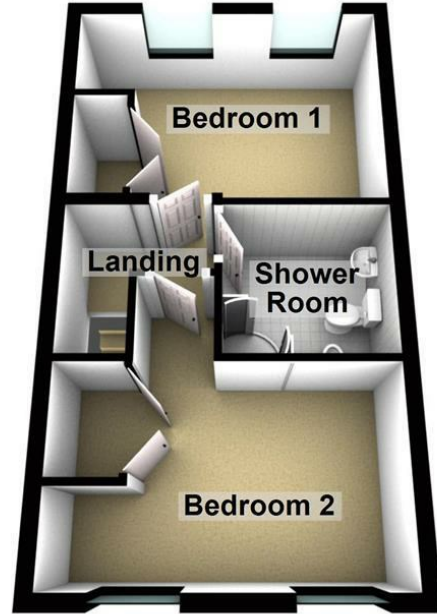
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018



### Ground Floor



### First Floor



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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