



# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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17 Wyndham Square  
Plymouth, PL1 5EF  
£1,395 Per Calendar Month



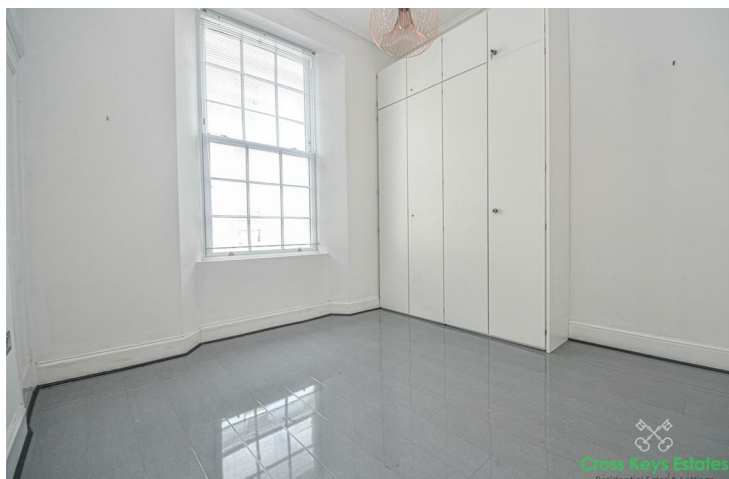


17 Wyndham Square, Plymouth, PL1 5EF

£1,395 Per Calendar Month

Cross Keys Estates are delighted to present to the rental market this stunning Period end of terrace home situated within a quiet location just outside of Plymouth City Centre. This beautiful and highly versatile home could be perfect for a large multi-generational family and offers a wealth of generously proportioned rooms, magnificent period features and bright and airy accommodation. Internally the property currently comprises entrance hallway, fitted kitchen/dining room, utility, workshop, four double bedrooms, two shower rooms, walk in wardrobe and a stunning roof terrace with a view of the church and sweeping panoramic views out towards the city. Located a short walk from the main city centre and a host of excellent local amenities, the waterfront and transport links offering access throughout the city ensures that this property will be popular. Available immediately, unfurnished with a holding deposit of £321 and a full deposit of £1609.00. Unfortunately this property will not be available to sharers.

- Period End Of Terrace Home
- Immaculately Presented
- Early Viewing Essential
- Stunning Shower Rooms
- Plethora Of Period Grandeur
- Convenient Central Location
- Four/Five Double Bedrooms
- Available Now, Unfurnished
- Roof Terrace & Views
- Holding Deposit = £321



## 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

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airport located in Exeter (49 miles away).

## Stonehouse

Stonehouse is one of the oldest districts in Plymouth, dating back to early Roman times and is famous for being one of the original three towns that merged to form what we now call Plymouth. During the 17th, 18th and 19th centuries the areas of Emma Place and Caroline Place were home to many of the West Country's top-ranking admirals, doctors and clergy. Significant buildings include the Royal William Yard, the Royal Marine Barracks, Stonehouse and the Royal Naval Hospital, Stonehouse. Of these three defence complexes only the Barracks remain in Naval possession, the other two were sold and are now converted to predominantly residential use.

During 1882, Arthur Conan Doyle worked as a newly qualified physician at 1 Durnford Street, East Stonehouse. Plaques bearing passages from his works featuring Sherlock Holmes have since been set into the pavement in Durnford Street. Between 1993 and 1998 the part of Stonehouse to the west of Durnford Street (including the Royal William Victualling Yard) was designated as one of the three areas of the city under control of Plymouth Development Corporation. Gradually affluent residents are moving back into the district. The Royal William Yard, a walled site, welcomes the public freely (apart from car parking charges) to its increasing number of food outlets, and has part of the South West Coast Path running through it, using a staircase specially constructed in 2013.

## Reception Hall

### Fitted Kitchen

10'10" x 10'8" (3.29m x 3.25m)

### Dining Room

16'10" x 13'3" (5.13m x 4.05m)

### Workshop

### Utility Room

5'7" x 7'7" (1.71m x 2.31m)

### Landing

### Sitting Room

17'10" x 17'0" (5.43m x 5.17m)

### Bedroom 3

10'10" x 10'8" (3.29m x 3.25m)

### Shower Room

### Landing

### Bedroom 1

13'1" x 17'0" (3.99m x 5.17m)

### Shower Room

### Store

### Bedroom 4

9'0" x 7'7" (2.74m x 2.31m)

### Stairwell

### Bedroom 2

17'0" x 14'0" (5.19m x 4.27m)

### Roof Terrace

### View

### Front Garden

### Sales Department

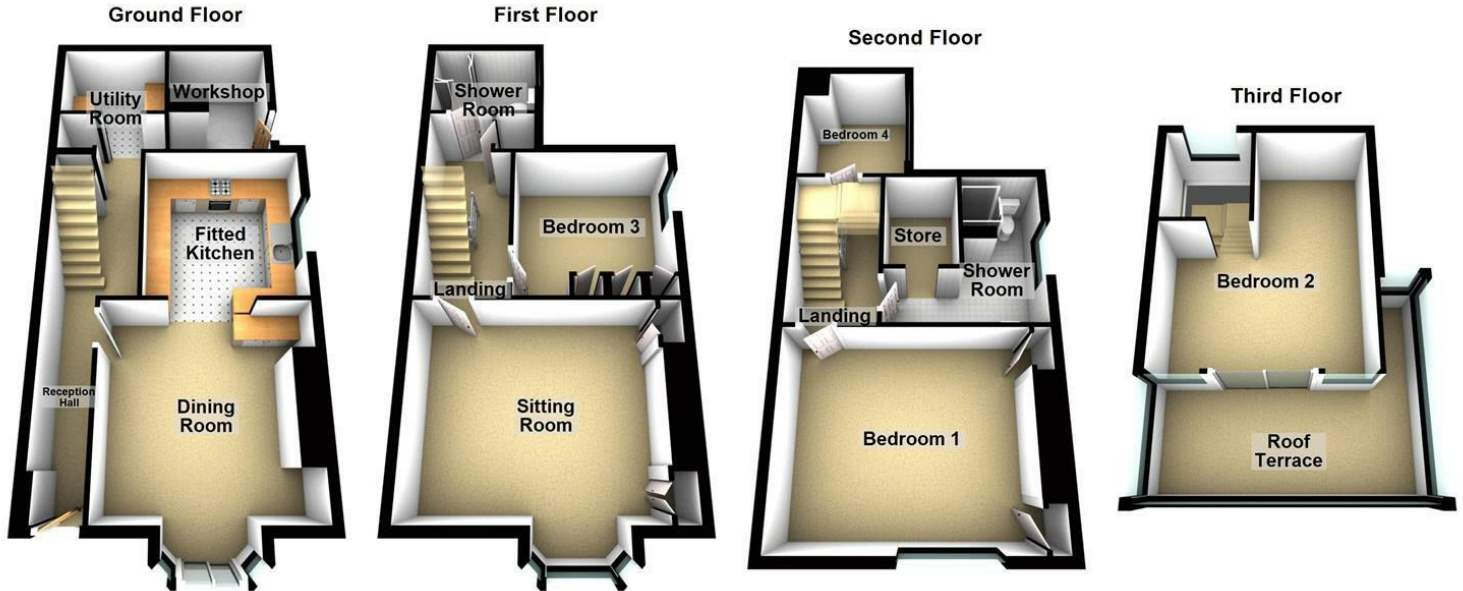
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director 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







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			
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			
(69-80) C			
(55-68) D			
(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 D**

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