



Cross Keys Estates

Opening doors to your future



32 St. Vincent Street
Plymouth, PL2 1JH
£1,125 Per Calendar Month



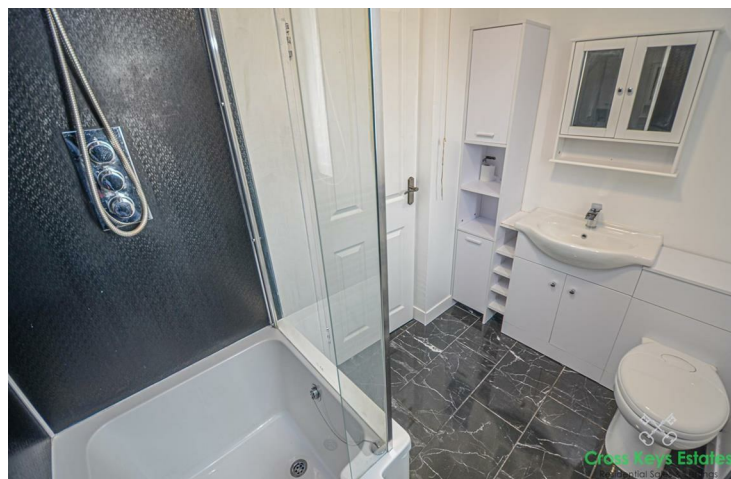
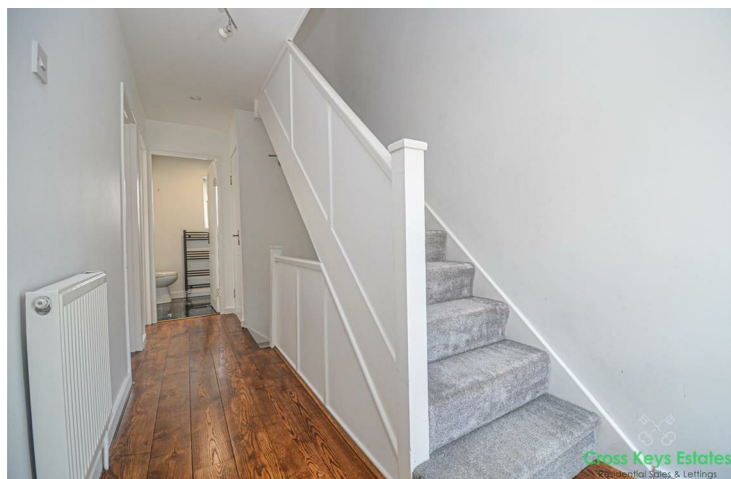

Cross Keys Estates
 Residential Sales & Lettings

32 St. Vincent Street, Plymouth, PL2 1JH

£1,125 Per Calendar Month

Cross Keys Estates are delighted to present to the rental market this fantastic and highly versatile family home situated within a quiet cul-de-sac in the popular residential district of Stoke. This wonderful property offers deceptively spacious accommodation set out over three floors and has undergone a recent program of renovations. Internally the property offers a modern fitted kitchen, dining room, WC, ground floor entrance hall, sitting room, optional fourth bedroom/study, family bathroom and upstairs three well appointed bedrooms with an en-suite shower room serving the main. uPVC double glazing and gas central heating are installed throughout and externally the property offers a lovely enclosed garden to both the front and the rear along with a storage shed. Available now unfurnished at £1125 per calendar month with a deposit of £1,298.00. Holding Deposit = £259 Unfortunately this property is not suitable for sharers.

- 1950's Style Mid Terrace
- Immaculately Presented
- Early Viewing Recommended
- Three/Four Bedrooms
- PVCu DG & GCH
- Quiet Cul-De-Sac Location
- Modern Kitchen & Bathrooms
- Available Now Unfurnished
- Large Garden & Storage Shed
- Holding Deposit = £259



Stoke

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.

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.

Hall

Fitted Kitchen

8'3" x 10'5" (2.52m x 3.18m)

Dining Room

13'7" x 10'9" (4.13m x 3.27m)

WC

Entrance Hall

Sitting Room

13'7" x 10'9" (4.13m x 3.27m)

Bedroom 4

8'3" x 8'10" (2.52m x 2.70m)

Bathroom

Bedroom 1

10'3" x 11'11" (3.12m x 3.64m)

En-suite Shower Room

Bedroom 2

11'7" x 6'7" (3.53m x 2.00m)

Bedroom 3

8'6" x 8'8" (2.60m x 2.64m)

Rear Garden

Sales

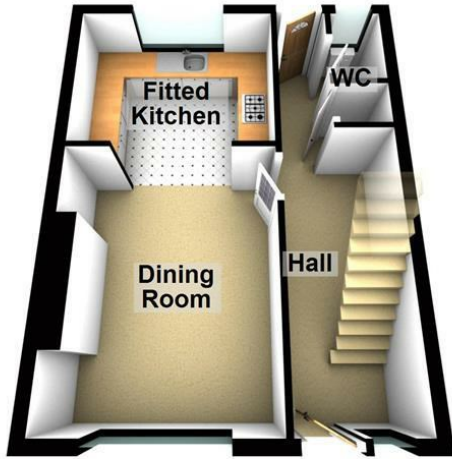
Cross Keys Estates also offer a professional, MNAEA Qualified Valuation Service. If you are considering selling your property/portfolio then please call our Valuations Managers Rob Down & Jon Curtis for a free market appraisal on 01752 500018

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



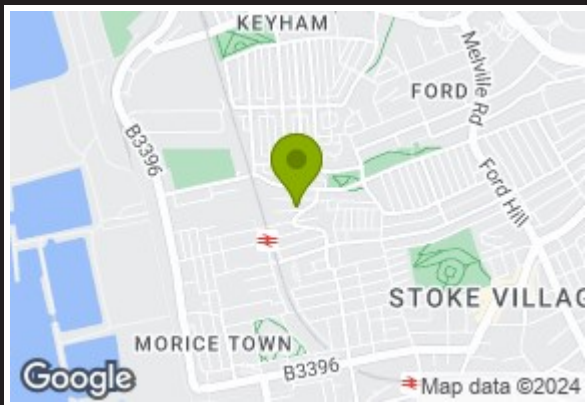
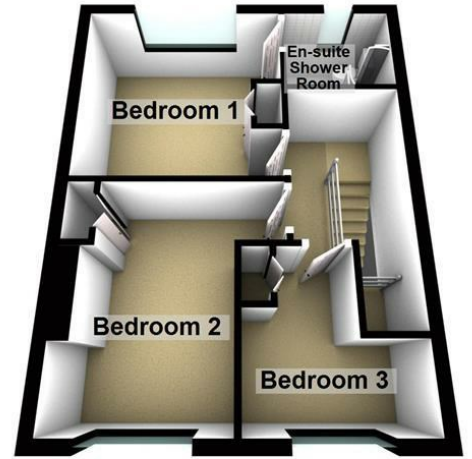
Ground Floor



First Floor



Second Floor



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			
		69	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 B



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