



Cross Keys Estates

Opening doors to your future




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Residential Sales & Lettings




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19 Douglass Road
Plymouth, PL3 6NP
£875



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Cross Keys Estates invite you to view this delightful cluster house nestled in the heart of Efford. Boasting a cosy reception room, a comfortable bedroom, and a well-appointed bathroom, this property is perfect for those seeking a snug abode to call their own. Situated in a modern residential area, this house offers convenience at your doorstep with various amenities just a stone's throw away. The ground floor features a welcoming sitting room and a spacious kitchen/diner, ideal for hosting gatherings or simply unwinding after a long day. Upstairs, you'll find a generously sized double bedroom and a pristine bathroom, providing a peaceful retreat. Step outside to find a lovely private garden, perfect for enjoying a morning coffee or basking in the afternoon sun. With the added convenience of an allocated off-road parking space, you'll never have to worry about finding a spot after a long day. Impeccably maintained and ready for immediate occupation, this property exudes a sense of warmth and comfort. At £875.00 per calendar month, this house offers a welcoming

- Modern Purpose Built Cluster House
- Large Living Room, Fitted Kitchen
- Bathroom, Gas Central Heating
- Lovely Private Enclosed Garden
- Holding Deposit £201, Full Deposit £1009
- Great Residential Location
- Good Size Double Bedroom
- uPVC Double Glazed, Allocated Parking
- Available For Immediate Occupation
- Early Viewing Recommended, EPC = C73



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.

Efford

This property is located within the up-and-coming area of Efford with its new shopping area recently completed. Efford is situated within close proximity to the A38 providing easy access to the rest of Devon and down to Cornwall. Efford anciently known as Eppeford and Elforde, is an historic manor formerly in the parish of Eggbuckland. Today it has been absorbed by large, mostly post-World War II, eastern suburb of the city of Plymouth. It stands on high ground approximately 300 feet above the Laira estuary of the River Plym and provides views over long distances: to the north across Dartmoor, to the east and south-east across the South Hams. It consists predominantly of local authority and housing association properties. Before this land was built upon it was known as 'The Wilds of Efford', and was largely unspoilt countryside and marsh land. That a deer park may have been attached to the manor is suggested by the survival of the street name "Deer Park Drive".

Living Room

12'0" x 13'9" (3.65m x 4.20m)

Kitchen

12'0" x 5'6" (3.65m x 1.67m)

Landing

Bedroom

12'0" x 10'7" (3.65m x 3.23m)

Bathroom

Private Garden & Parking

Cross Keys Sales Department

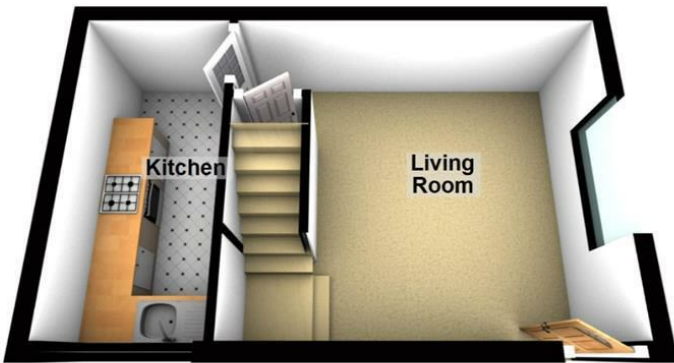
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

Financial Services

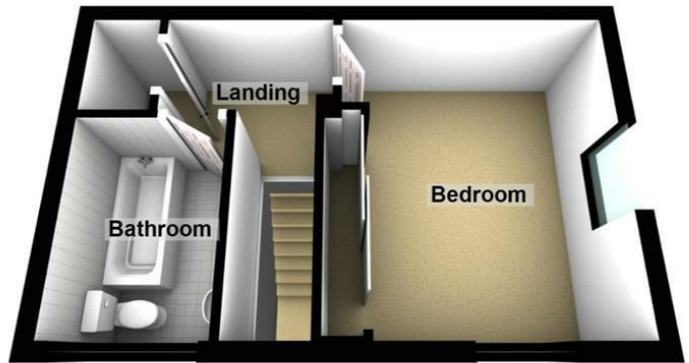
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



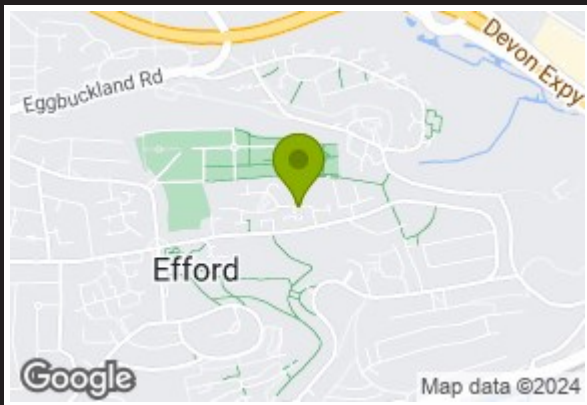
Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(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 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 A



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