



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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130 Blandford Road
Plymouth, PL3 6JX
Guide Price £210,000 Freehold



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** Guide Price £210,000 to £230,000 **

Cross keys Estates are delighted to bring this updated ideal first time buyer / family home to the market. Nestled in the sought-after residential location of Blandford Road, Lower Compton, this fabulous semi-detached family home from the 1950s is a true gem waiting to be discovered. As you step inside, you'll be greeted by a modern and contemporary interior that exudes style and class in every corner. The property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The light and airy sitting room, located just off the entrance hallway, provides a welcoming space to unwind after a long day. The stunning fitted kitchen is a chef's dream, offering both functionality and elegance. Upstairs, you'll find three generously sized bedrooms, each offering a peaceful retreat for a good night's sleep.

- Superb Semi-Detached Family Home
- Immaculately Presented Throughout
- Three Generously Sized Bedrooms
- Fabulous Conservatory, Laundry Room
- Hardstand To Front, uPVC Dg, Gas CH
- Great Central Residential Location
- Ideal First Time Buyers / Investment
- Lovely Cosy Sitting Room, Modern Kitchen
- Stunning Southerly Facing Rear Garden
- Early Viewing Recommended, EPC = D65



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.

Lower Compton

Lower Compton is an extremely popular area within Plymouth due to being a village which is still close to the centre of Plymouth. The area is renowned for its period character cottages and a good mix of ex-local authority and period homes. This property truly is a prime example! as the property boasts a peaceful location close to the centre of the village, and benefits from access to many local amenities found in nearby Mutley Plain or Higher Compton. A frequent bus service runs along Blandford Road which is very near to the property, and gives access to Plymouth City Centre and other areas further afield. The local school, Compton Church of England Primary School is extremely popular locally, and boasts a good Ofsted Report.

Storm Porch

Entrance Hallway

Sitting Room

13'2" x 9'10" (4.02m x 2.99m)

Conservatory

9'3" x 13'2" (2.83m x 4.01m)

Fitted Kitchen

13'2" x 8'4" (4.02m x 2.55m)

Family Bathroom

Laundry Room

9'3" x 5'0" (2.83m x 1.53m)

Landing

Primary Bedroom

11'10" x 9'1" (3.61m x 2.76m)

Bedroom 2

12'4" x 9'1" (3.77m x 2.78m)

Bedroom 3

7'8" x 10'7" (2.34m x 3.23m)

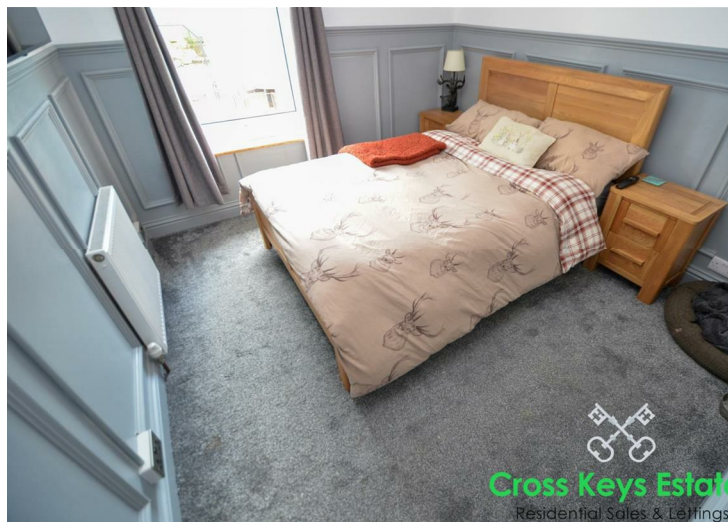
Gardens & Driveway

Cross Keys Estates 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 our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

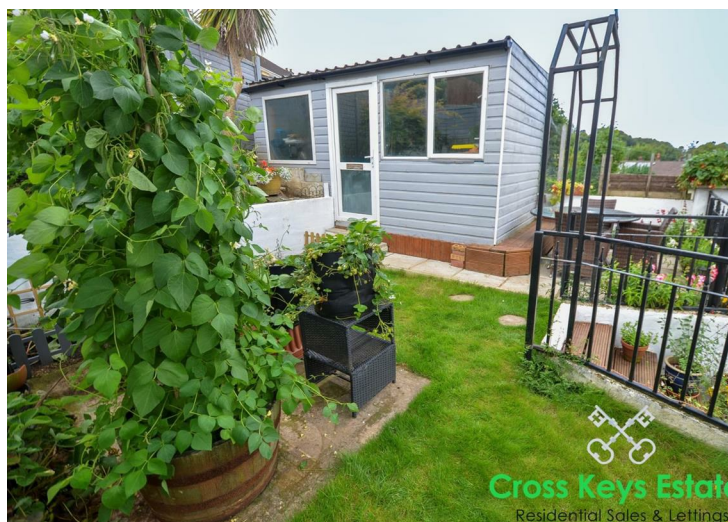
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



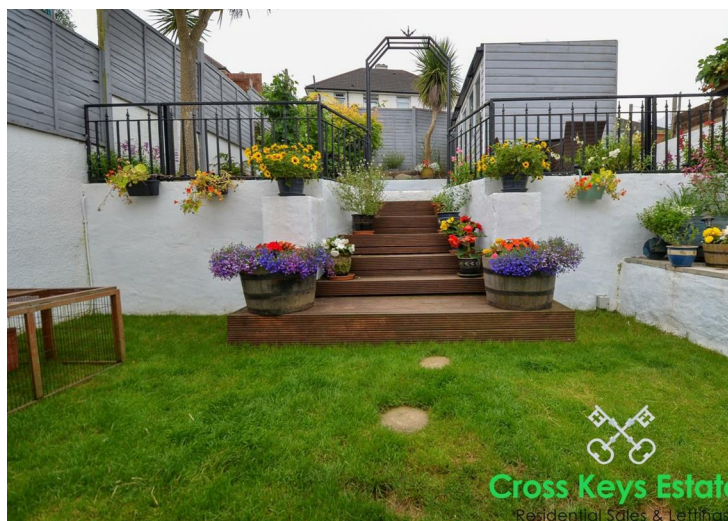
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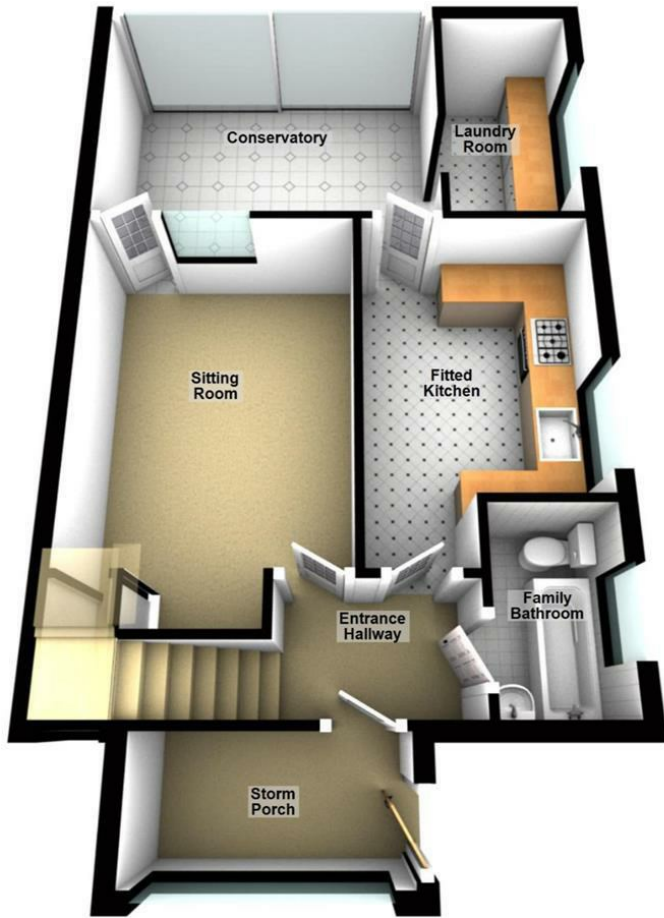


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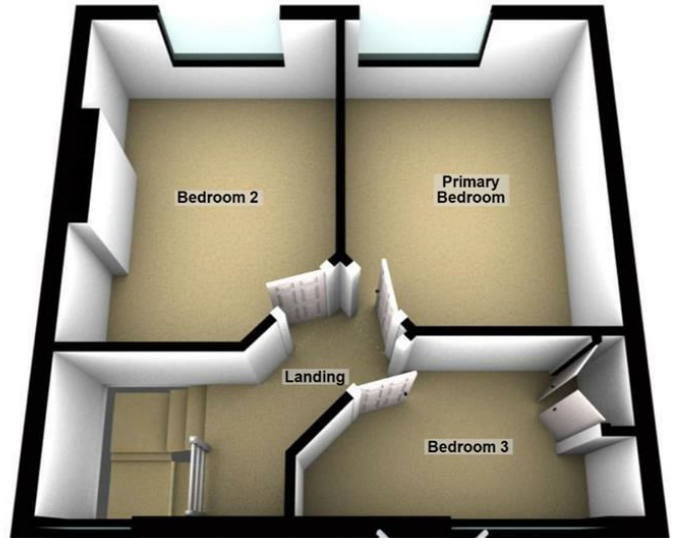


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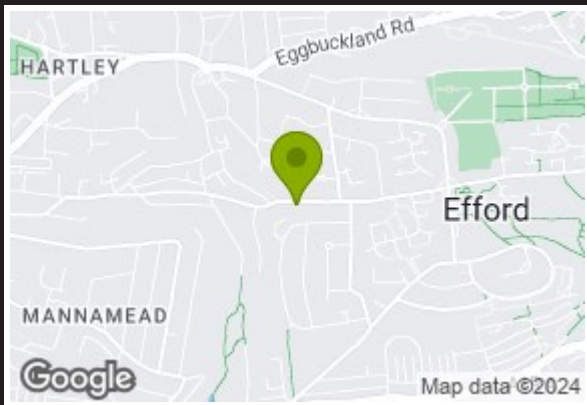
Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(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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