



# Cross Keys Estates

Opening doors to your future



39 Salisbury Road  
Plymouth, PL4 8QU  
Guide Price £300,000 Freehold





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**\*\* Guide £300,000 to £330,000 \*\***

Cross Keys Estates would like to welcome you to Salisbury Road, St. Jude's - a charming Victorian house that seamlessly blends period features with a contemporary stylish interior. This stunning property boasts two reception rooms, four bedrooms, and two bathrooms, making it an ideal family home. As you step inside, you are greeted by a huge fabulous kitchen/breakfast room, perfect for entertaining guests or enjoying family meals. The dining room and light and bright sitting room offer ample space for relaxation and social gatherings. The family bathroom, shower room, and separate toilet provide convenience and comfort for the whole family. With double glazing throughout, this home ensures a peaceful and quiet environment. Outside, the secure wall-enclosed rear courtyard garden offers a private oasis in the heart of the city. Imagine enjoying a cup of tea or hosting a summer barbecue in this

- Large Stunning Period Family House
- Immaculately Presented, Credit To Owners
- Large Social Kitchen/Breakfast Room
- Shower Room, Separate Toilet, Gch
- Great Location, Close To City & Schools
- Recently Fully Refurbished Throughout
- Vestibule, Hallway, Sitting & Dining Room
- Four Bedrooms, Family Bathroom
- Double Glazed, Sizable Courtyard Garden
- Early Viewing Advised, 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.

### 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.

### St. Jude's

St Jude's is a prime location found just a stone's throw away from Plymouth City Centre which benefits from direct access into the City Centre either by car, bus or walking just a short distance. Local amenities can be found within St Jude's itself including a co-operative store, doctors' surgery and dentists etc., with further amenities being accessible in the City Centre itself, particularly in Drake Circus Shopping Mall. Regular bus services run along Beaumont Road itself giving access to many areas across Plymouth. Salisbury Road Primary School is located nearby along with Lipson Co-operative Academy.

### Entrance Vestibule

#### Reception Hallway

24'1" x 5'10" (7.33m x 1.77m)

#### Sitting Room

16'7" x 13'7" (5.05m x 4.13m)

#### Dining Room

13'1" x 12'2" (4.00m x 3.71m)

#### Kitchen/Breakfast Room

27'9" x 10'3" (8.46m x 3.12m)

### Landing

#### Master Bedroom

16'5" x 11'4" (5.01m x 3.45m)

#### Bedroom 2

13'5" x 12'4" (4.10m x 3.76m)

#### Bedroom 3

12'6" x 10'3" (3.80m x 3.12m)

#### Bedroom 4

8'10" x 6'8" (2.68m x 2.04m)

Currently used as a dressing room

### Family Bathroom

### Shower Room

### Separate Toilet

### Gardens

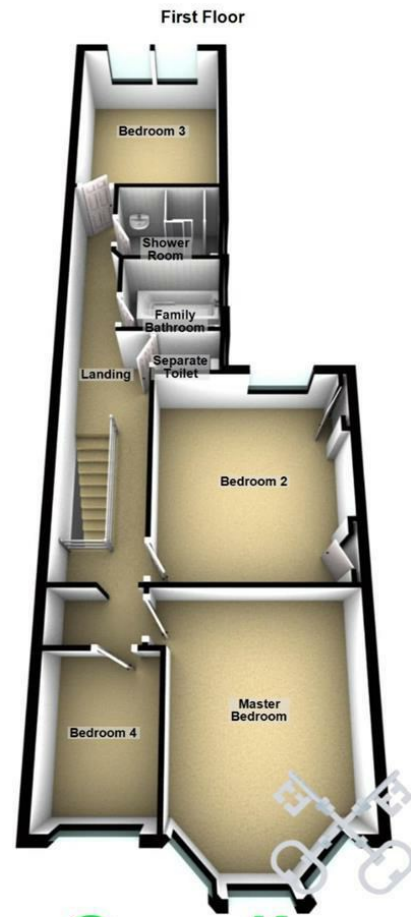
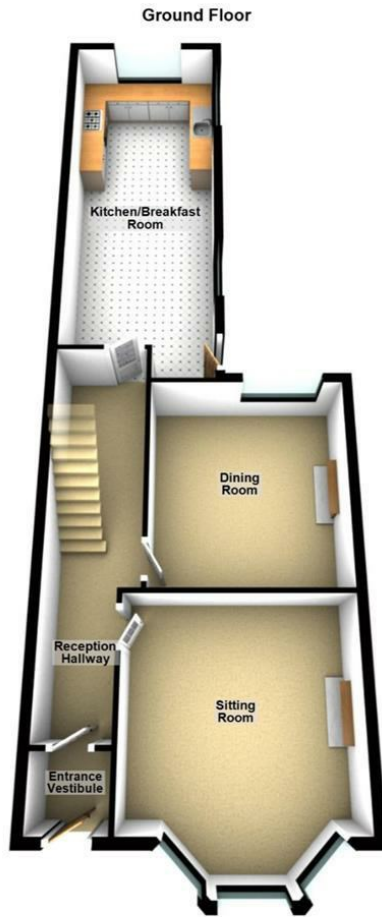
### Lettings Department

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

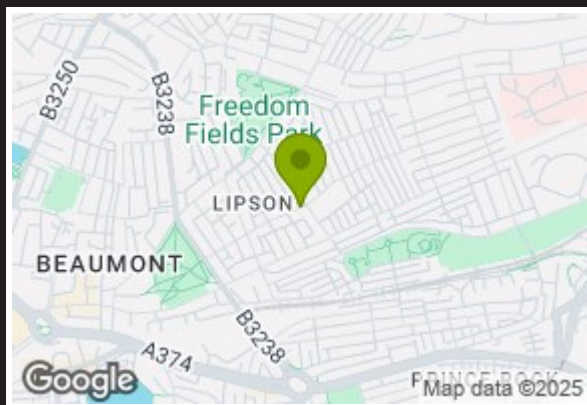
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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





Total area: approx. 1552.0 sq. feet  
39 Salisbury Road

**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 C**

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