



Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings



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15a Wordsworth Road
Plymouth, PL2 2JQ
£1,200 Per Calendar Month



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Cross Keys Estates welcome you to Wordsworth Road, North Prospect - a charming location for this fantastic modern built semi-detached family property. This sought-after residential area boasts a lovely community feel and is the perfect setting for your new home. As you step inside, you'll be greeted by two reception areas, offering ample space for entertaining or relaxing with your loved ones. The large open planned kitchen and dining room is a highlight of this property, providing the ideal space for family meals and gatherings. The sitting room is perfect for cosy evenings in, creating a warm and inviting atmosphere. This property features three bedrooms, including two spacious doubles and a comfortable single, ensuring plenty of room for the whole family. The contemporary family bathroom adds a touch of luxury to your daily routine, with modern fittings and a stylish design. Outside, you'll find a lovely enclosed rear garden, perfect for enjoying the outdoors and soaking up the sunshine.

- Modern Semi Detached Family Home
- Immaculately Presented Throughout
- Early Viewing Highly Recommended
- Two Allocated Off Road Parking Spaces
- Stunning Enclosed Rear Garden
- Popular Sought After Residential Location
- Three Ample Bedrooms, Family Bathroom
- Available With Immediately Effect
- Unfurnished Furnished Property
- Holding Deposit-£276.00, EPC = B83



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.

North Prospect

North Prospect is a modern estate characterized by a large scale regeneration of the old housing stock, replacing them with contemporary and energy efficient homes. Still undergoing regeneration, the area now benefits from a community hub named Beacon Community Hub, which includes a shop, library (which is run by Plymouth City Council), North Prospect's Sure Start nursery, office space and flats. It also hosts North Prospect Community Choir which launched in November 2016. The hub was completed and opened in early 2014. The overall redevelopment scheme has provided local residents with affordable private homes which buyers were able to take advantage of the government's Help to Buy scheme. A number of the new homes were also made available to Plymouth Community Homes tenants. The scheme and design has been selected for numerous awards including the RICS 'Regeneration project of The Year (South West & Wales) Award 2013'. The area benefits from being very central and provides easy access to schools, amenities and transport links, making it an ideal place to raise a family.

Entrance Hallway

Kitchen/Dining Room

12'11" x 17'5" (3.94m x 5.31m)

Sitting Room

12'2" x 9'2" (3.71m x 2.79m)

Toilet

Landing

Primary Bedroom

11'7" x 9'2" (3.54m x 2.80m)

En-suite Shower Room

Bedroom 2

10'1" x 9'4" (3.07m x 2.85m)

Bedroom 3

7'11" x 7'11" (2.41m x 2.41m)

Family Bathroom

Rear Garden

Parking

Sales Department

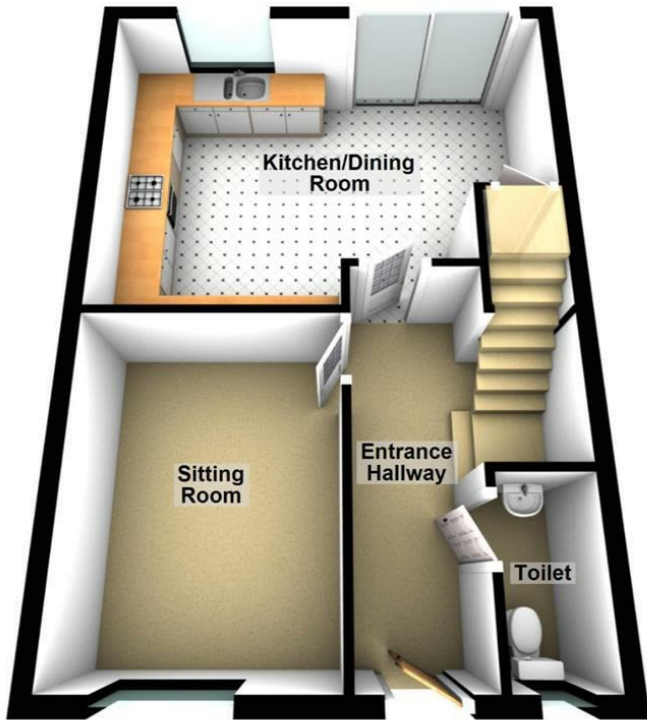
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA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

Financial Services

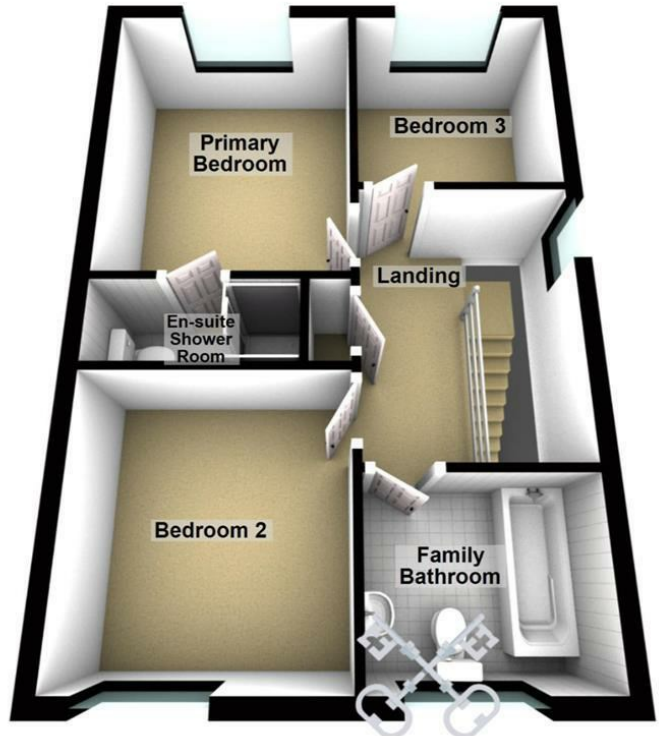
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



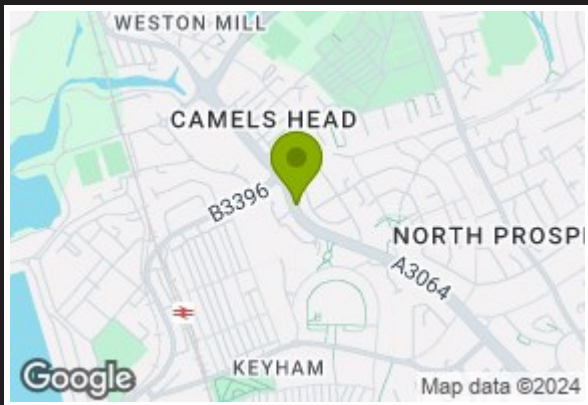
Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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			97
(81-91) B		86	
(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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