



# Cross Keys Estates

Opening doors to your future



  
**Cross Keys Estates**  
Residential Sales & Lettings



  
**Cross Keys Estates**  
Residential Sales & Lettings



  
**Cross Keys Estates**  
Residential Sales & Lettings

33 Raglan Gardens  
Plymouth, PL1 4PZ  
Guide Price £140,000 Leasehold



33 Raglan Gardens, Plymouth, PL1 4PZ

Guide Price £140,000 Leasehold

\*\* Guide Price £140,000 to £160,000 \*\*

Cross Keys Estates invite you to view this project property. Nestled in the charming Raglan Gardens of Devonport, this apartment offers a delightful blend of comfort and potential. Built in the late 1970s early 80s, this purpose-built maisonette boasts a modern design spread across the ground and first floors. As you step inside, you are greeted by a spacious living room that seamlessly connects to a private south-facing garden, perfect for enjoying sunny afternoons. The ground floor also features a convenient toilet, a kitchen/diner, ideal for hosting gatherings. Venture upstairs to discover three ample sized bedrooms, offering ample space for relaxation and personalisation. A family bathroom completes the first floor, providing functionality and comfort for the household.

- A Modern Maisonette With A Garden
- Ground And First Floor, Double Glazed
- Large Sitting Room With Access To Garden
- Gas Central Heating Throughout
- Available To Buy With No Onward Chain
- Much Sought After Off Road Parking
- Ground Floor Toilet, Kitchen/Dining Room
- Three Ample Bedrooms, Family Bathroom
- In Need Of Some Refurbishment & TLC
- Early Viewing Recommended, EPC=TBC



## 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.

### Devonport

This property is situated in Raglan Gardens and borders the newly regenerated part of Devonport. Devonport is a short distance away from Plymouth City Centre and was formerly named Plymouth Dock or just Dock, is a district of Plymouth sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency.

### Entrance Hallway

#### Toilet

#### Kitchen/Diner

15'5" x 7'8" (4.69m x 2.33m)

#### Sitting Room

16'8" x 14'8" (5.07m x 4.47m)

#### Landing

#### Primary Bedroom

10'10" x 14'8" (3.29m x 4.47m)

#### Bedroom 2

13'4" x 8'11" (4.06m x 2.71m)

#### Bedroom 3

14'6" x 5'5" (4.42m x 1.66m)

#### Family Bathroom

Door to:

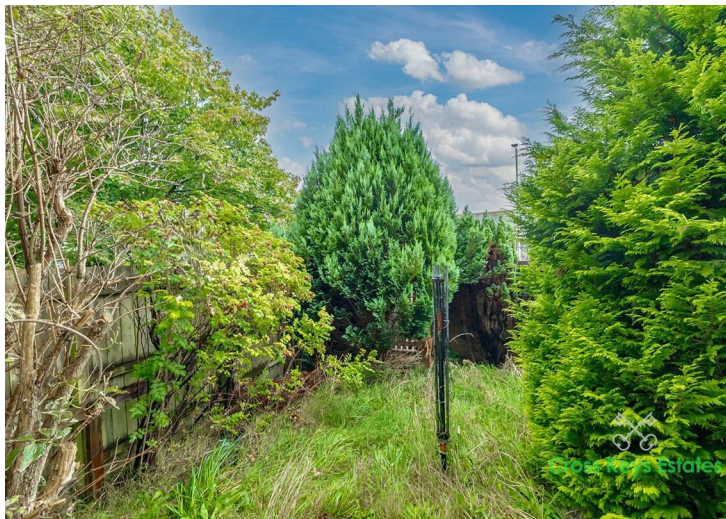
#### Garden And Driveway

### Cross Keys Lettings Department

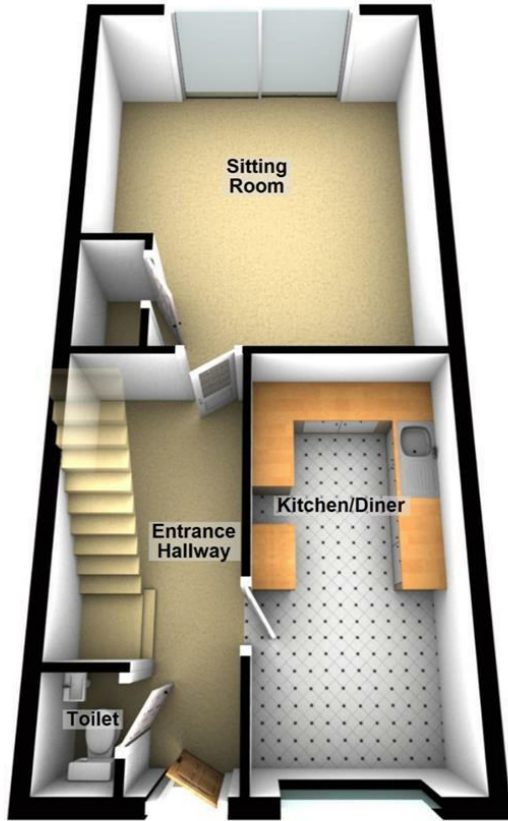
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

### Financial Services

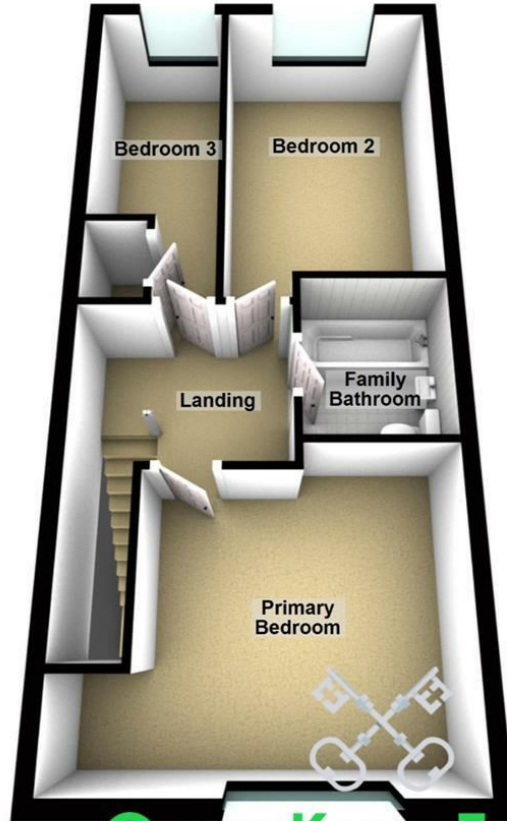
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



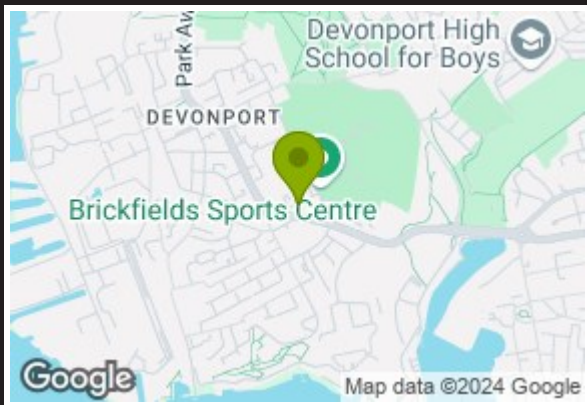
Ground Floor



First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



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			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 A**



**Cross Keys Estates**  
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | sales@crosskeysestates.net  
www.crosskeysestates.net