



# Cross Keys Estates

Opening doors to your future



1 Penlee Road  
Plymouth, PL3 4AS  
Guide Price £200,000 Freehold



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\*\* Guide Price £200,000 to £225,000 \*\*

Cross Keys Estates are thrilled to bring this gorgeous property to the market. Nestled in the picturesque Penlee Road, Stoke, lies a charming semi-detached Victorian house that exudes character and elegance. As you step into the property, you are greeted by an inviting entrance hallway that leads to an open-plan sitting and dining room. The room features a stunning log burner, creating a cosy atmosphere, and a large bay window that floods the space with natural light. The well-proportioned fitted kitchen is ideal for whipping up delicious meals, and the generous ground floor bathroom adds convenience to this lovely home. Upstairs, you will find two generously sized bedrooms, offering ample space for relaxation and rest. The property also benefits from an enclosed courtyard garden to the side and rear, providing a private outdoor space to enjoy some fresh air or entertain guests.

- Simply Stunning Semi Detached House
- Victorian Period Features And Character
- Open Planned Sitting room / Dining Room
- Two Generous Sized Double Bedrooms
- Available To Purchase With No Onward Chain
- Located In The Stoke Conservation Area
- Bay Window, Log Burner, Stripped Flooring
- Cottage Kitchen, Ground Floor Bathroom
- Enclosed Courtyard With Option For Parking
- 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.

## Stoke

The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

## Entrance Vestibule

## Reception Hallway

19'7" x 5'8" (5.98m x 1.72m)

## Sitting Room

11'0" x 12'4" (3.35m x 3.77m)

## Dining Room

12'6" x 10'2" (3.82m x 3.10m)

## Kitchen

10'11" x 9'3" (3.32m x 2.81m)

## Bathroom

## Landing

## Primary Bedroom

11'9" x 16'2" (3.58m x 4.92m)

## Bedroom 2

12'8" x 10'6" (3.87m x 3.20m)

## Rear Courtyard Garden

## 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



