



# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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19 Dartmouth Walk  
Plymouth, PL6 8PT  
Guide Price £150,000 Freehold





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\*\* Guide Price £150,000 to £160,000 \*\*

Cross Keys Estates are thrilled to bring this mid century modern property to the market. Nestled in the charming Dartmouth Walk, Leigham, this terraced house from the 1970s offers a delightful living opportunity. Ideal for first-time buyers or those seeking to downsize, this property boasts two well proportioned double bedrooms, an inviting living/reception room, modern fitted kitchen/breakfast room and a well-maintained bathroom. Situated in a tranquil residential cul-de-sac, this home is perfect for families, with front and rear gardens providing a lovely outdoor space. The convenience of ample on-street parking adds to the appeal, while the proximity to woodland and play areas ensures a picturesque setting for leisurely strolls or family outings.

- Lovely Modern Mid Terrace House
- Cul-De-Sac Location By Woodland
- Lovely Fitted Kitchen, Large Living Rm
- Fitted Family Bathroom, Double Glazed
- Great Rental Investment / Holiday Let
- Great Residential Family Location
- Front & Rear Garden, On Road Parking
- Two Generous Double Bedrooms, Gch
- Ideal Property For First Time Buyers
- 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.

### Leigham

Leigham, originally a hamlet and manor separate from the city, urban expansion of the 20th century has meant that the area has become widely built up. The area is located to the north east of Plymouth itself. The place name is Anglo Saxon in origin, and means 'an open space in a wood'. In the Domesday Book of 1086 it was referred to as Leaham and was recorded as consisting of the manor and two farms.

Unfortunately the ancient manor house is no longer there: it fell into disrepair following the Second World War. In the late Summer of 1946 Plymouth City Council bought the Leigham Manor Estate as part of its redevelopment plan for the City.

Leigham was in the parish of Plympton St Mary but is now in the parish of Estover, which itself was carved out of the manorial estate in the 1970s. Leigham Primary School located in Cockington Close is a safe, caring environment in which pupils grow into curious, confident people – and where families and school work together in partnership. Leigham Wood is located in the east of Plymouth just north of the Marsh Mills Retail Park. The five hectares site is owned and managed by the Woodland Trust and is accessible to the public. This site consists predominantly of broadleaved woodland. The site is designated as a County Wildlife Site because part of the area is registered on the ancient woodland inventory, supporting more-or-less semi-natural woodland. 20 ancient woodland indicator species have been identified within the ground flora.

### Hallway

### Kitchen

13'0" x 8'10" (3.96m x 2.68m)

### Living Room

11'5" x 15'1" (3.49m x 4.59m)

### Landing

### Primary Bedroom

9'5" x 15'1" (2.87m x 4.59m)

### Bedroom 2

8'10" x 12'0" (2.68m x 3.66m)

### Bathroom

### Gardens

### Cross Keys Lettings Department

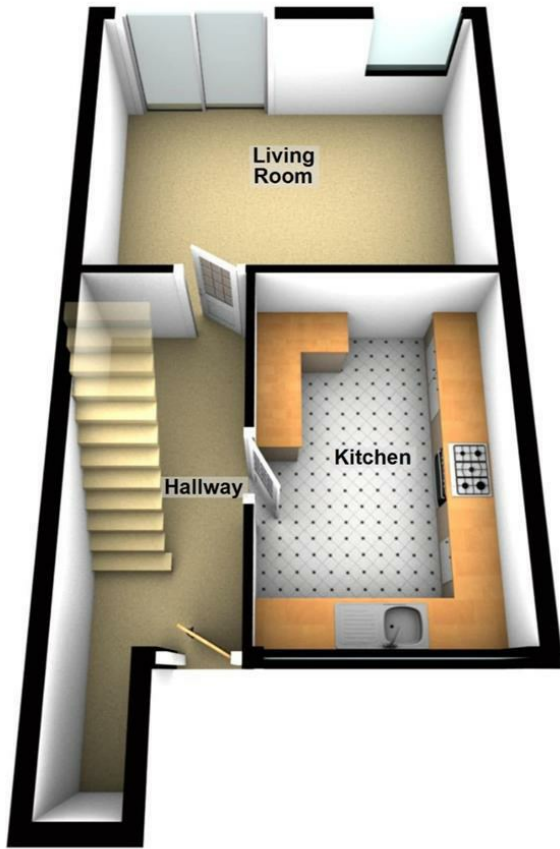
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial Services

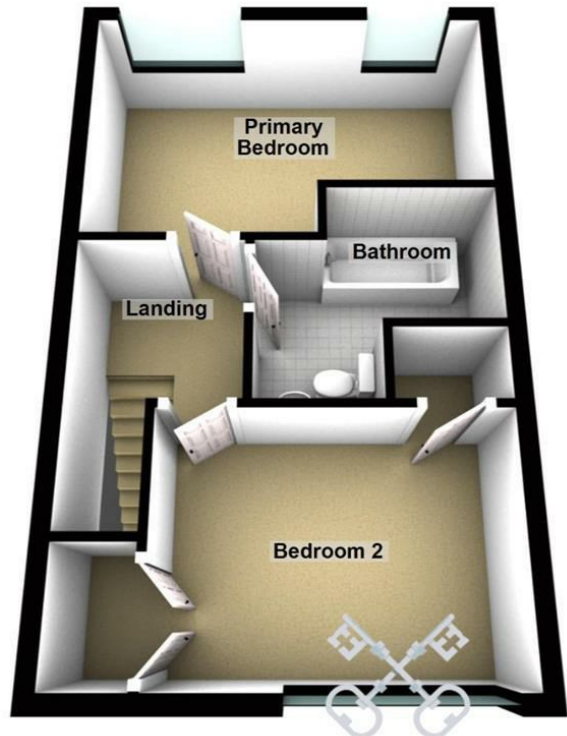
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



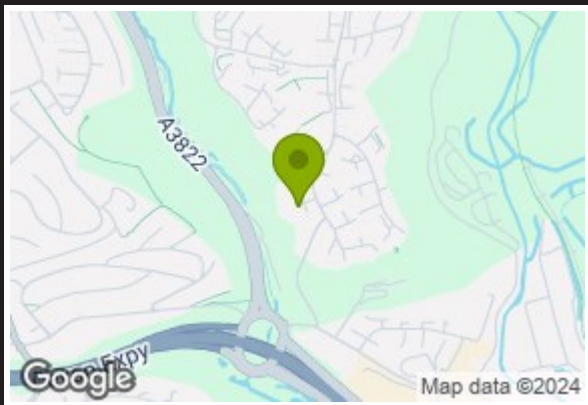
### Ground Floor



### First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>67</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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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