

Cross Keys Estates

Opening doors to your future




Cross Keys Estates
Residential Sales & Lettings



7 Dartmoor View
Plymouth, PL4 7QG
Guide Price £190,000 Freehold



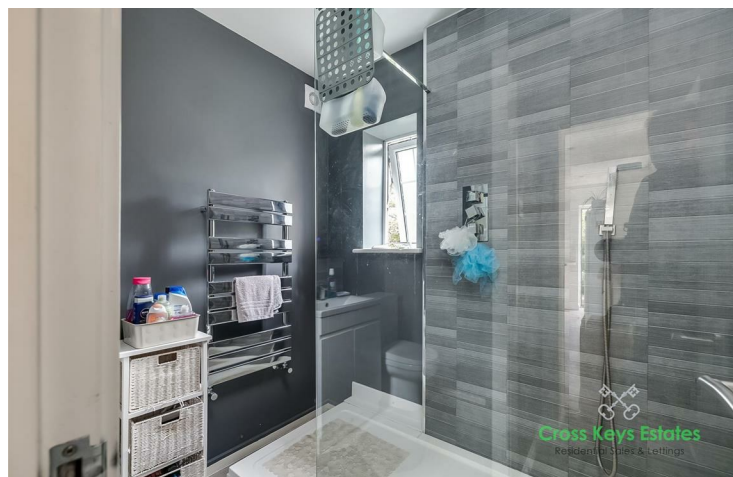
7 Dartmoor View, Plymouth, PL4 7QG

Guide Price £190,000 Freehold

** Guide Price £190,000 to £210,000 **

Cross Keys Estates invite you to view this charming house on Dartmoor View. This end terrace house from the 1950s is a true gem waiting to be discovered. Boasting one reception room, three bedrooms, and a bathroom, this property is the epitome of an ideal family home. As you step inside, you'll be greeted by a modern and immaculately presented interior. The contemporary fitted kitchen and ground floor shower room add a touch of luxury to everyday living. The light-filled living room and three generously sized bedrooms provide ample space for relaxation and rest. With double glazing and central heating, comfort is guaranteed all year round. One of the standout features of this property is the lovely mature gardens at both the front and rear. These well-stocked gardens are a paradise for any green-fingered enthusiast, offering a tranquil escape from the hustle and bustle of daily life.

- Fabulous End Of Terrace Family Home
- Lots Of Parkland Walks, Close To Estuary
- Living Room, Modern Fitted Kitchen
- Three Ample Sized Bedrooms, uPVC Dg
- Pedestrianised Area, No Passing Traffic
- Ideal Family Friendly Residential Location
- Lovely Mature Front And Rear Gardens
- Contemporary Ground Floor Shower Room
- Immaculately Presented Throughout
- Early Viewing Recommended, EPC=D60



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.

Mount Gould

Mount Gould is located above the River Plym with views out over the water depending on the tide. Beyond the Plym, the Saltram Estate is visible as are views of the southern edge of Dartmoor National Park on a good day. There are a good variety of wading birds which can be seen on the estuary throughout the year as well as a neighbouring woodland full of wildlife and nature.

From time to time there have been lively debates about the spelling of Mount Gould, debates that have been fuelled a recurring error that has seen the area represented on maps and official documents as Mount Gold; Ordnance Survey maps between 1863-1893 recorded it as Mount Gold; Council minutes of 1888 used both spellings; in the 1930s and 1940s the 'Gold' spelling was used on street signs and busses ... "but whatever the mode of spelling, local people have always pronounced it as Mount Gould and so they should, as the area was named some 350 years ago after Colonel William Gould. This residential area has always proved popular especially due to the close proximity of Mount Gould Hospital.

Entrance Hallway

Living Room

11'7" x 15'1" (3.53m x 4.60m)

Kitchen

7'0" x 15'1" (2.14m x 4.60m)

Shower Room

Landing

Primary Bedroom

9'9" x 15'1" (2.96m x 4.60m)

Bedroom 2

8'11" x 13'7" (2.71m x 4.13m)

Bedroom 3

7'1" x 9'11" (2.16m x 3.02m)

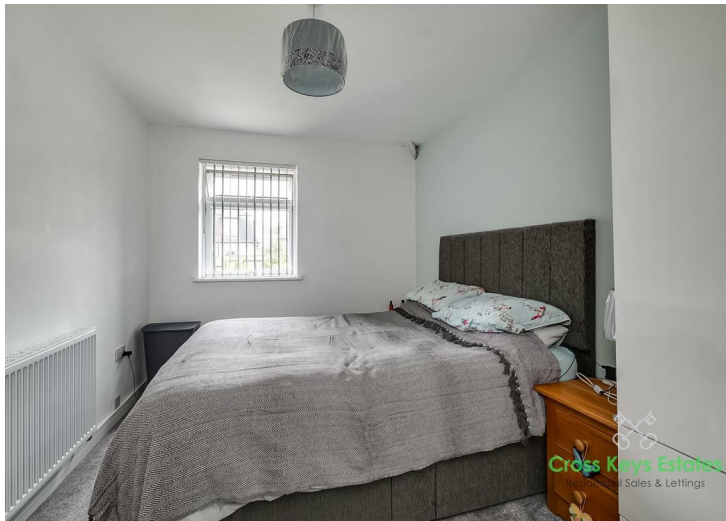
Front & Rear Gardens

Cross Keys Lettings Department

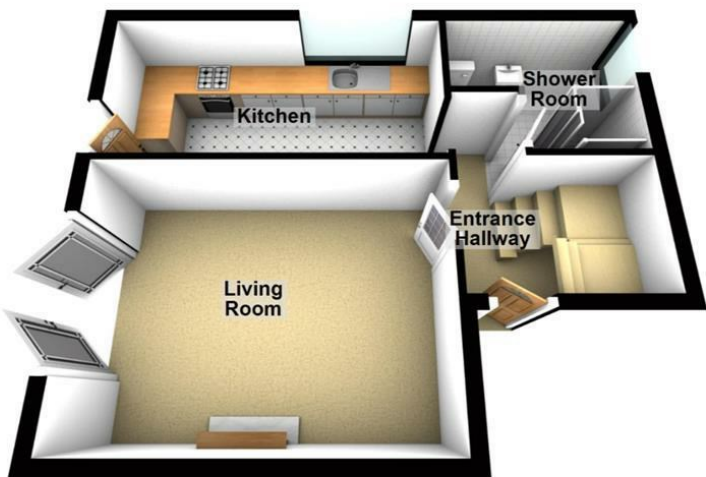
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

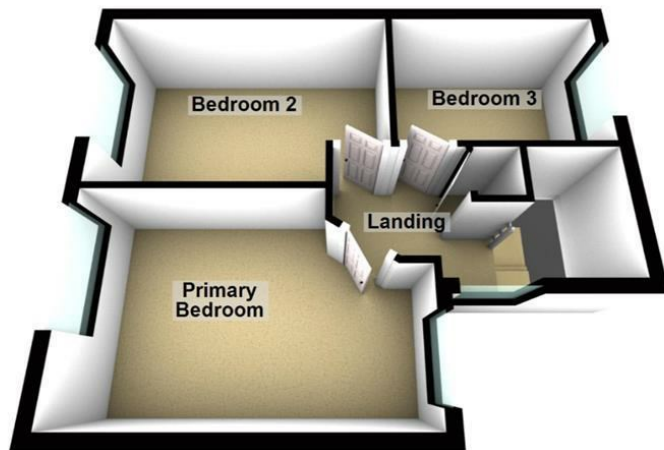
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



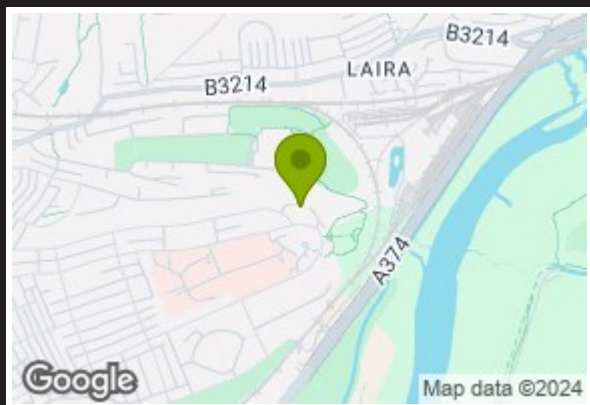
Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			76
(81-91) B			
(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 A



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