



Cross Keys Estates

Opening doors to your future



7 Hele Close
Plymouth, PL6 7AF
Guide Price £350,000 Freehold



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** Guide Price £350,000 to £375,000 - Unexpectedly back on the market **

Cross Keys Estates are pleased to present to the market this little piece of Dartmoor. Nestled in the charming Hele Close of Bickleigh, this delightful bungalow offers a serene retreat in a sought-after village location on the edge of Dartmoor. The property has an inviting reception room, fitted kitchen/breakfast room, three bedrooms, and a well-appointed family bathroom, providing ample space for comfortable living. Built in the late 1970s, this bungalow exudes a timeless charm while offering modern conveniences such as double glazing, central heating, and a charming log burner that creates a warm and inviting atmosphere on chilly evenings. One of the standout features of this property is the parking space for several

- Sought After Moors Village Location
- Sitting Room, Three Bedrooms, Bathroom
- Set Back In Generous Sized Gardens
- Double Glazed, Central Heating, Log Burner
- Perfectly Located Family Residence
- Peace, Calm, Tranquillity On Your Doorstep
- Well Appointed Fitted kitchen/Breakfast Rm
- Single Garage With Long Driveway
- Great Outdoors Lifestyle, Walks, Bikes
- Early Viewing Recommended, EPC=D67



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.

Bickleigh

Bickleigh is a small village on the southern edge of Dartmoor in Devon, located between Plymouth and Shaugh Prior. Located just one and a half miles from the northern fringes of Plymouth, approximately seven miles from Plymouth city centre and just one mile from Dartmoor National Park. The village is on the western side of the river Plym, in the picturesque vale to which it gives name. Its parish contains 2980 acres of land, including the village of Jump, and many scattered houses. Bickleigh Vale is much resorted to by anglers and the lovers of woodland scenery, who find excellent entertainment at either the White Thorn in Shaugh Prior or the Lopes Arms situated in Roborough. The village also sits on the Plymouth to Princetown cycle path, a scenic walk taking in pine and oak woodland, the river valley, and a number of beautiful stone viaducts. The village has a population of about 50 people, is served by a bus service and has a picturesque church and village green. The manor was long held by Buckland Abbey, and afterwards by the Slannings, Modyfords, and Heywoods, the latter of whom sold it to S.M.M. Lopes in 1798.

Bickleigh village church has a tower of the 15th century (with six bells) but the rest of the building is the work of Charles Fowler, 1838, and one of the church's two baptismal fonts is 15th century. There is a fine monument to Sir Manasseh Masseh Lopes of Maristow House.

Entrance Hallway

Sitting Room

11'1" x 18'0" (3.38m x 5.48m)

Conservatory

Kitchen

15'5" x 9'7" (4.70m x 2.92m)

Primary Bedroom

11'3" x 13'7" (3.42m x 4.14m)

Bedroom 2

9'11" x 10'6" (3.02m x 3.19m)

Family Bathroom

Bedroom 3

9'11" x 9'11" (3.02m x 3.02m)

Garage

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		67
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.



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PROTECTED

Council Tax Band D



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