



# Cross Keys Estates

Opening doors to your future



69 West Down Road  
Plymouth, PL2 3HG  
Guide Price £200,000 Freehold





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

Cross Keys Estates are delighted to bring this gem to the market for the first time in 70 years! Nestled on the charming West Down Road in the desirable Beacon Park area, this delightful 1920's semi-detached family home presents an excellent opportunity for first-time buyers & families. With three traditionally proportioned bedrooms and a spacious layout, this property is perfect for those seeking a comfortable and inviting living space. Upon entering, you are welcomed by a storm porch leading into a generous entrance hallway. The ground floor boasts two reception rooms, including a cosy sitting room and a bright dining room, ideal for family gatherings and entertaining guests. The fitted kitchen is functional and offers ample space for culinary creativity, while the utility room adds convenience to daily living. A family bathroom completes the ground floor, providing essential amenities for the household.

- Semi Detached Ideal Family House
- Sitting Room, Dining Room
- Ground Floor Family Bathroom
- Double Glazed, Centrally Heated
- Close To Good Local Schools
- Storm Porch, Entrance Hallway
- Fitted Kitchen, Utility Room
- Three Ample Sized Bedrooms
- Large Westerly Facing Garden
- Early Viewing Recommended, EPC= E43





## More Property Information

One of the standout features of this property is the large westerly facing rear garden, which offers a delightful outdoor space for relaxation and play. The garden is perfect for enjoying the afternoon sun and could be transformed into a beautiful oasis with a little imagination. While the home does require some cosmetic updating, it presents a fantastic opportunity to personalise the space to your taste. Additionally, there is potential for a loft conversion, subject to planning consent, which could further enhance the living area.

This chain-free property is situated in a sought-after residential area, known for its excellent schools and local amenities, making it an ideal choice for families. Early viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss out on the chance to make this property your own.

## 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.

## Beacon Park

This is a great opportunity to acquire a lovely 1930's semi detached house situated within a desirable location close to supermarkets, Plymouth Life Centre which has a fantastic array of leisure facilities, Central Park, Park and Ride, and bus routes providing easy access to the vibrant City Centre and historic water's edge. Beacon Park is renowned for having great family properties normally 1930's semi-detached and latterly 1950's properties. The area is service by one of the top-rated primary schools in Plymouth, Mont Pelier School. Devonport High School for Girls is also situated just on the boundary separating Beacon Park and Milehouse. Properties in this area generally have high demand from the family market.

## Porch

## Hallway

## Sitting Room

12'10" x 10'10" (3.90m x 3.30m)

## Dining Room

13'3" x 9'2" (4.04m x 2.79m)

## Kitchen

9'2" x 5'10" (2.79m x 1.78m)

## Rear Lobby

## Bathroom

## Utility Room

5'10" x 7'6" (1.77m x 2.29m)

## Landing

## Primary Bedroom

12'10" x 13'11" (3.90m x 4.24m)

## Bedroom 2

13'3" x 9'9" (4.04m x 2.98m)

## Bedroom 3

9'11" x 6'11" (3.03m x 2.11m)

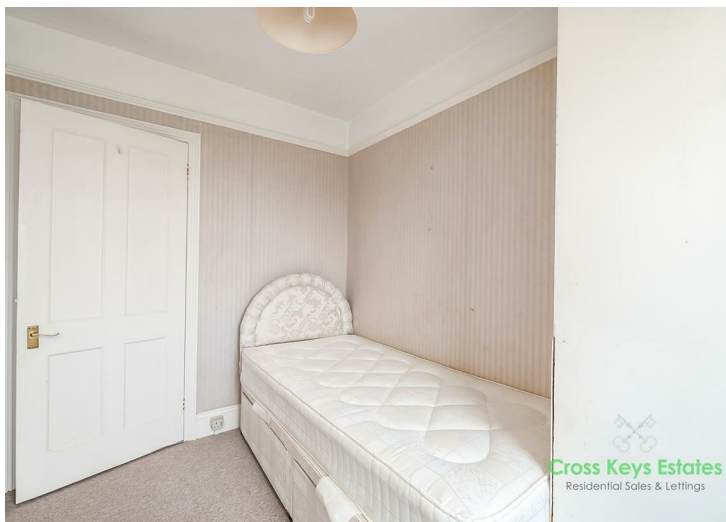
## Garden

## Cross Keys Estates Lettings Department

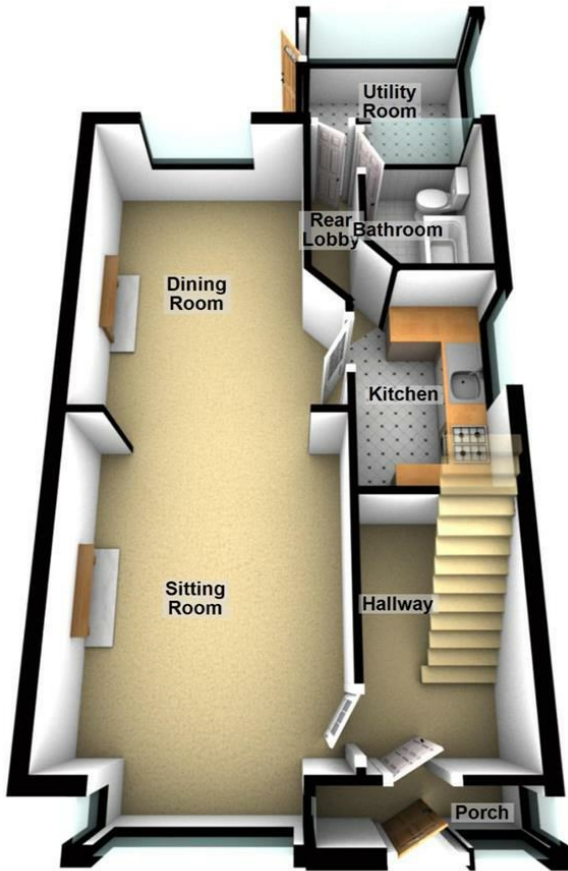
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

## Financial Services

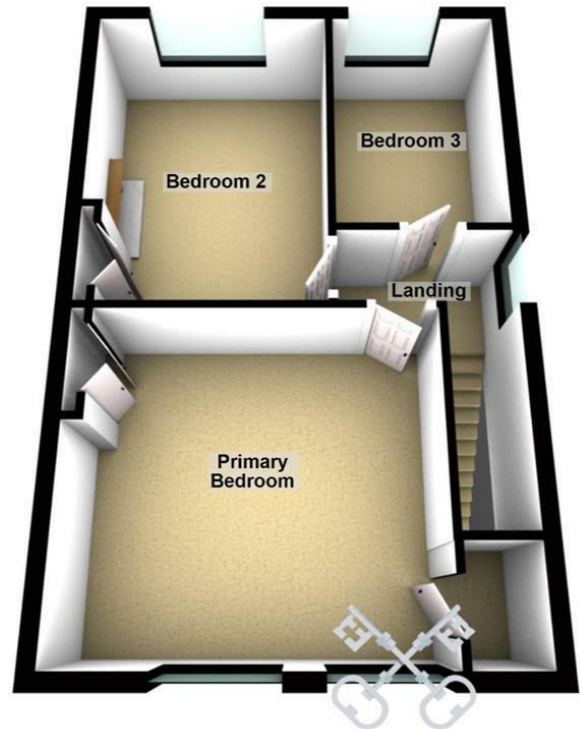
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



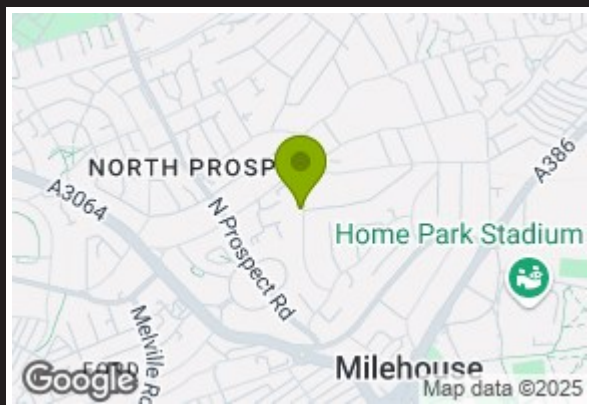
Ground Floor




First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
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 C**



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