

Cross Keys Estates

Opening doors to your future



797 Wolseley Road
Plymouth, PL5 1JN

Guide Price £260,000 - £275,000 Freehold



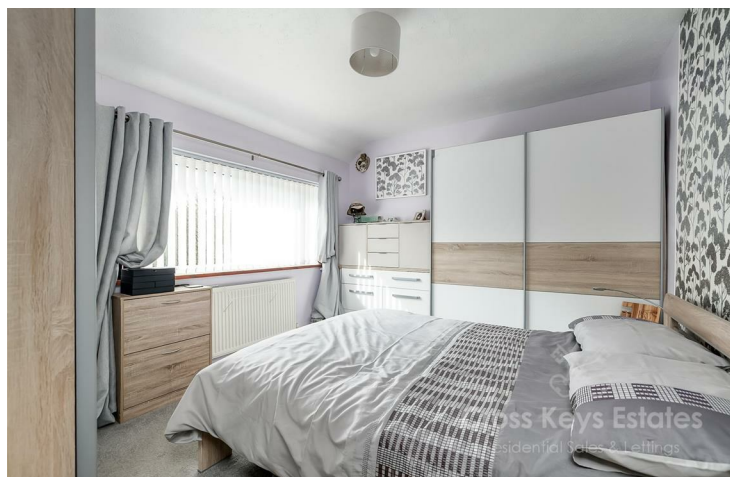
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Cross Keys Estates is thrilled to present this splendid mid-century semi-detached family home, nestled in the highly sought-after area of Saltash Passage. This charming residence has been thoughtfully extended and is immaculately presented throughout. Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The modern fitted kitchen is a delight for any home cook, while a convenient shower room on the ground floor adds to the practicality of the layout. The first floor boasts three generously sized bedrooms, providing ample space for family living, alongside a well-appointed family bathroom. The property benefits from double glazing and gas central heating, ensuring comfort throughout the seasons.

- Fabulous Semi Detached Family House
- Sitting Room, Dining Room, Fitted Kitchen
- Three Ample Sized Bedrooms, Gch
- Off Road Parking For 2 Cars, uPVC Dg
- Sought After Residential Location
- Extended & Improved To High Standard
- Ground Floor Shower Room, Bathroom
- Lovely Enclosed Front & Rear Gardens
- Adjoining Woodlands & Wildlife Trail
- 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.

Saltash Passage

Saltash Passage (or Riverside) is on the Devon side of the River Tamar, opposite Saltash. It is part of St Budeaux. Saltash Passage lies at the northern end of Wolseley Road, previously known as Ferry Road. The local railway station continues to be known as Ferry Road Station. Saltash Passage is named after the ferry route that carried passengers and vehicles between Saltash in Cornwall and Plymouth, across the River Tamar. The ferry became uneconomic following the construction of the Tamar Bridge in 1961. Saltash Passage is a popular leisure destination for the locals as well as tourists in summer. Apart from housing, Saltash Passage is home to two pubs: the Royal Albert Bridge Inn (currently closed) and the Ferry House Inn. The Ferry House Inn has recently been extended to include accommodation. The area also hosts the Tamar River Sailing Club, a number of moorings and 2 public slipways. There is a small park that has a children's playground. A visit to the gardens forms part of the itinerary of some coach tours. Several high value houses have recently been built nearby. The river is not safe for weak swimmers, however. The two bridges dominate the view to the north, the Tamar Bridge (opened 1961) carrying the A38 road and the Royal Albert Bridge (opened 1859) carrying the Cornish Main Line. A 12 foot tall memorial stone with a bronze plaque stands in the gardens, commemorating the embarkation of American and British troops for the D-Day landings of World War II. In 2004, a service was held for the 60th anniversary of D-Day. Many river birds can commonly be seen whilst sitting in the park, including a family of swans, several types of gulls, cormorants, oystercatchers, little egrets and the occasional grey heron. Jackdaws and pied wagtails also work the shore when the tide is out. Sometimes buzzards, kestrels and birds of prey can be seen hunting. Owls can often be heard at night.

More Property Information

Outside, you will find delightful gardens both at the front and rear, offering a tranquil space to unwind. The property also features off-road parking for two vehicles, a valuable asset in this desirable location.

Backing onto Kinterbury Creek woodland and a wildlife trail, this home is a haven for nature lovers and outdoor enthusiasts, providing easy access to the waterfront and an abundance of natural beauty.

This property is sure to attract a wide range of buyers, and we highly recommend an internal viewing to fully appreciate all it has to offer. With its ideal location and superb features, this home is unlikely to remain on the market for long.

Entrance Hallway

Sitting Room

13'1" x 12'4" (4.00m x 3.77m)

Dining Room

10'4" x 9'5" (3.16m x 2.88m)

Kitchen

10'4" x 9'2" (3.16m x 2.80m)

Shower Room

Landing

Primary Bedroom

13'0" x 12'10" (3.96m x 3.92m)

Bedroom 2

10'6" x 12'10" (3.20m x 3.92m)

Bedroom 3

7'9" x 8'9" (2.35m x 2.66m)

Family Bathroom

Gardens & Off Road Parking

Adjoining Woodlands & Wildlife Walk

Local Waterfront Views

Cross Keys Estates Lettings Department

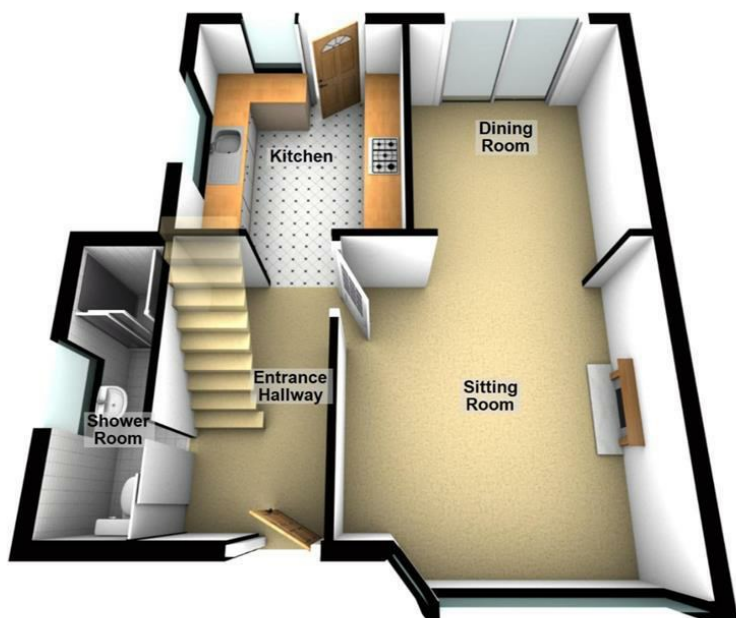
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

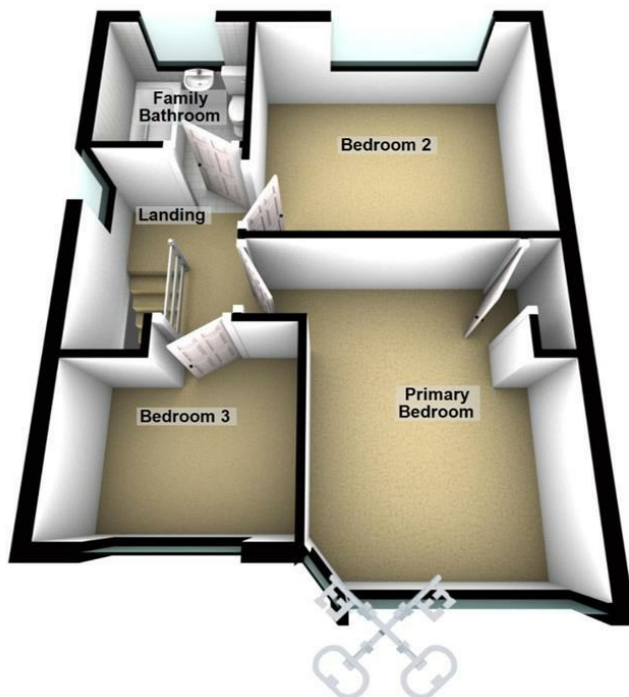
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Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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 B



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