



# Cross Keys Estates

Opening doors to your future



7 Havelock Terrace  
Plymouth, PL2 1AT  
Asking Price £485,000 Freehold





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Cross Keys Estates are delighted to present this exquisite Victorian mid-terrace family residence located on the charming and highly sought after Havelock Terrace in Stoke, Plymouth. Built in the mid 1800's, this property beautifully marries period elegance with modern convenience, making it an ideal choice for families seeking both character and comfort. Upon entering, you will be greeted by two spacious reception rooms, each adorned with gorgeous period features and fittings that reflect the home's rich history. The heart of the home is a sleek, bright, and airy modern fitted kitchen, perfect for culinary enthusiasts and family gatherings alike. This remarkable abode boasts four well-proportioned double bedrooms, providing ample space for family living.

- Stunning Victorian Mid Terrace Four Bedroom Family Home
- Expansive Wall Enclosed Paved Rear Garden Boasting Ample Alfresco Dining Space
- Highly Desirable Residential Location With Many Great Local Amenities.
- Grand Sitting Room & Dining Room, Fabulous Period Features
- Shower Room, Separate Toilets and Handy Utility Room
- Gorgeous Period Features And Fittings Throughout The Property
- Large Detached Garage, Easily Accessed By Service Lane, Gch
- Beautiful And Sophisticated Spa-Like Family Bathroom, Perfect For Relaxation
- Sleek, Bright and Airy Modern Fitted Kitchen/Breakfast Room
- Early Viewing Highly 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.

### Stoke

The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

### More Property Information

The sophisticated spa-like family bathroom, along with a separate shower room and toilets, ensures that the needs of a busy household are met with ease. Additionally, a utility room adds to the practicality of this delightful home.

Step outside to discover an expansive wall-enclosed paved rear garden, which offers a wonderful space for alfresco dining and entertaining. This garden is not only child-friendly but also safe for pets, making it a perfect retreat for families.

For those in need of extra storage or workspace, a large detached garage is conveniently accessible via a service lane, adding further appeal to this property.

Situated in a extremely desirable residential location, this home is close to local amenities and transport links, making it an excellent choice for those looking to enjoy the best of Plymouth living. This stunning property truly encapsulates the charm of Victorian architecture while providing the modern comforts of today. Don't miss the opportunity to make this beautiful house your new home.

### Entrance Vestibule

Door to:

### Reception Hall

20'4" x 7'1" (6.20m x 2.17m)

### Sitting Room

14'4" x 15'7" (4.37m x 4.74m)

### Dining Room

13'9" x 13'5" (4.19m x 4.10m)

### Kitchen/Breakfast Room

31'3" x 10'3" (9.52m x 3.13m)

### Utility

4'4" x 7'0" (1.31m x 2.14m)

### Toilet

### Landing

### Primary Bedroom

14'4" x 20'11" (4.38m x 6.37m)

### Bedroom 2

13'9" x 13'3" (4.18m x 4.04m)

### Family Bathroom

### Shower Room

### Toilet

### Landing With Office Space

13'11" x 7'4" (4.24m x 2.24m)

### Bedroom 3

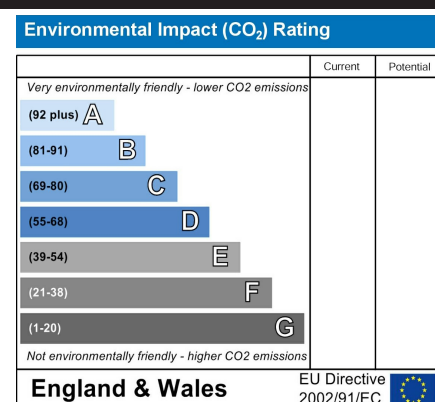
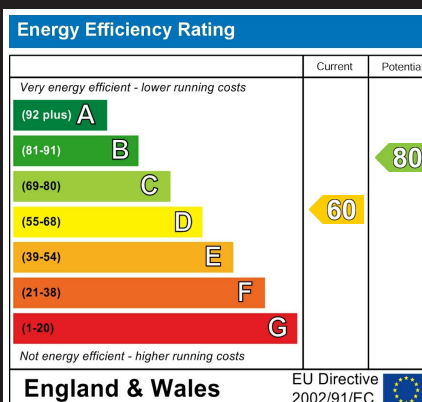
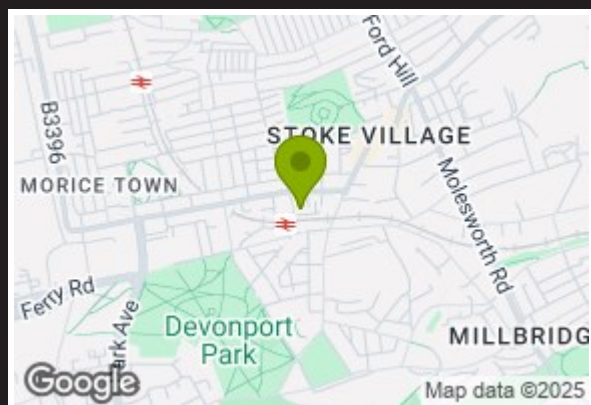
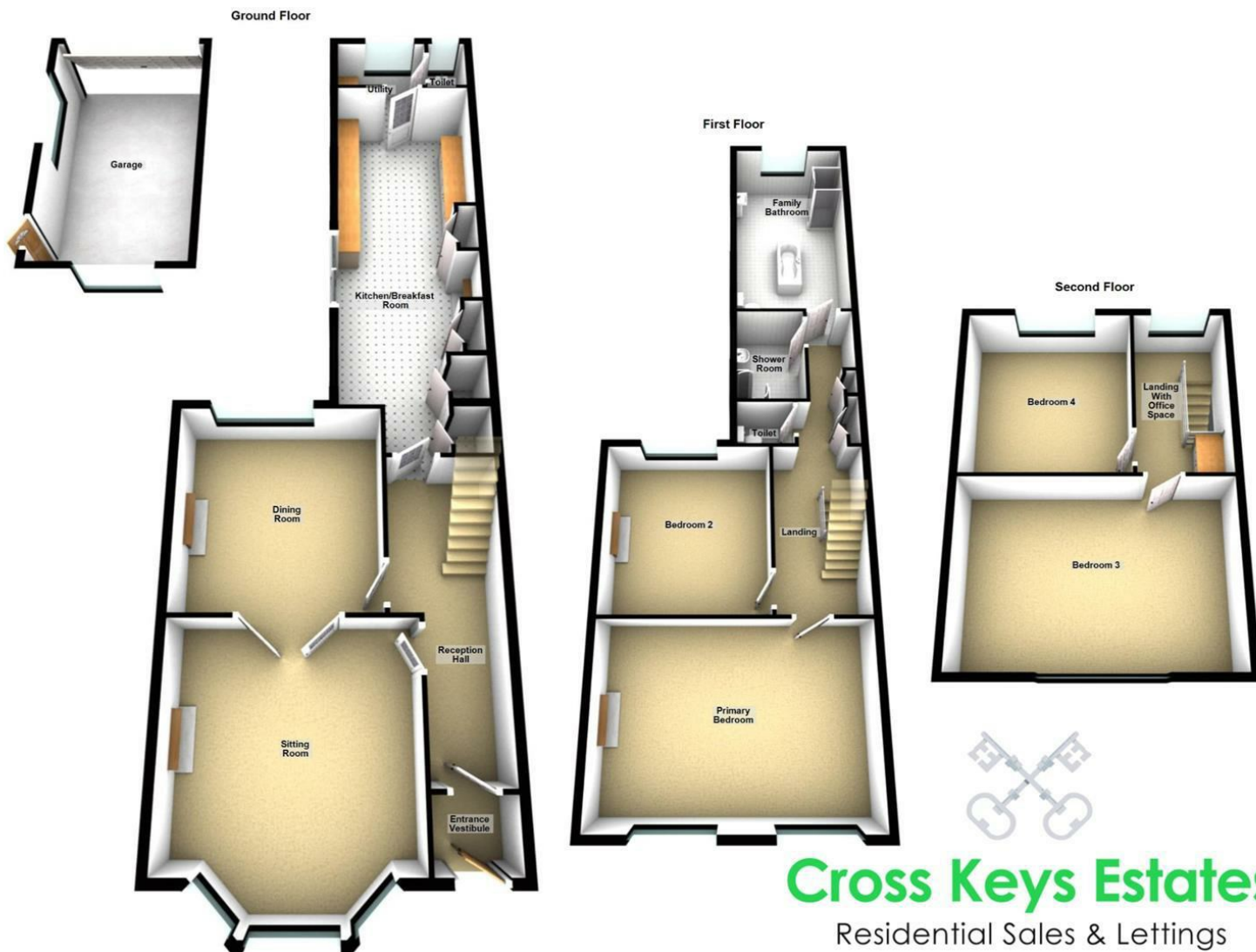
14'2" x 20'11" (4.32m x 6.37m)

### Bedroom 4

13'11" x 13'2" (4.24m x 4.02m)

### Garage and Enclosed Garden





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 D**



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