



Cross Keys Estates

Opening doors to your future



84 Wordsworth Road
Plymouth, PL2 2JQ
Guide Price £150,000 Freehold



84 Wordsworth Road, Plymouth, PL2 2JQ

Guide Price £150,000 Freehold

** Guide Price £150,000 - £160,000 **

Cross Keys Estates welcome you to Wordsworth Road, Camels Head - a charming location perfect for families and conveniently close to the HM Naval Base. This large mid-terrace Victorian cottage-style house is a diamond in the rough, awaiting a full refurbishment to truly shine. As you step inside, you'll be greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The open-plan sitting room and dining room offer a versatile space that can be tailored to suit your lifestyle. With three bedrooms originally on offer, the property now boasts an additional fourth bedroom, thanks to the clever division of the front bedroom. This flexibility allows for various living arrangements, whether you need extra space for guests or a home office.

- Victorian Cottage Requiring Modernisation
- Originally 3 Double Beds, Now Split Into 4
- Good Size Kitchen / Breakfast Room
- Ideal Developing / Refurbishing Property
- Great Residential / Family Location
- Easy Access To A38, Naval Base & Dockyard
- Open Plan Sitting Room & Dining Room
- Enclosed Rear Courtyard Style Garden
- Close To Local School And Amenities
- 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.

Weston Mill

Weston Mill is a district in the ward of Ham, which is part of the City of Plymouth, Devon, England. It consists of two parts Weston Mill Village which was first mentioned in the Domes Day book in 1155 and the other part which dates to the Victorian period, they are separated by Weston mill hill, which is the only street with this name, making it unique in Britain. It shares its borders with Ham Woods Nature Reserve, King's Tamerton, St. Budeaux and Camels Head. The area derived its name from being the mill belonging to the tithing Geoffrey de Weston. It is situated close to the major naval base Devonport Dockyard, and the majority of the housing in the area is privately owned. The A3064 'St. Budeaux Bypass' also runs through the area. The nearest local shopping centre is 'the square' in St. Budeaux, with a small collection of convenience stores in neighbouring Ham and North Prospect. There is also the local convenience store in Bridwell Road called "Weston Mill Stores".

Entrance Hallway

Sitting Room

11'11" x 11'11" (3.64m x 3.63m)

Dining Room

13'0" x 9'5" (3.96m x 2.88m)

Fitted Kitchen

15'11" x 9'3" (4.85m x 2.83m)

Log Store

Landing

Primary Bedroom

13'1" x 9'5" (3.98m x 2.88m)

Bedroom 2

10'1" x 9'11" (3.07m x 3.01m)

Bedroom 3

11'11" x 9'7" (3.62m x 2.91m)

Bedroom 4

11'11" x 6'7" (3.62m x 2.00m)

Family Bathroom

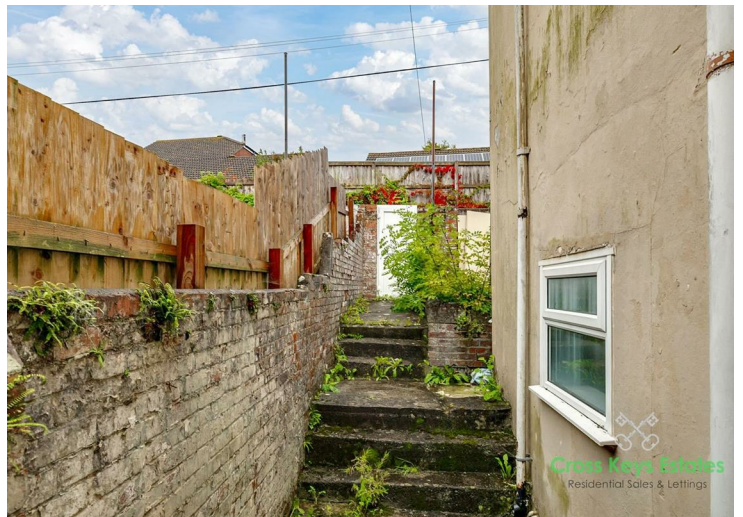
Rear Courtyard

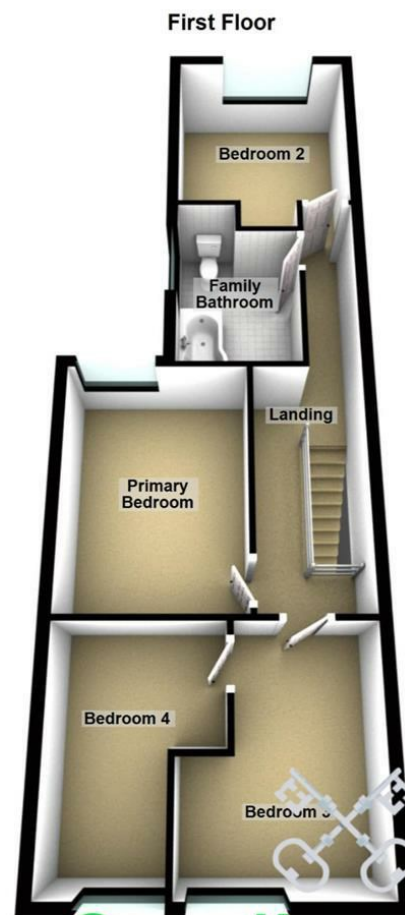
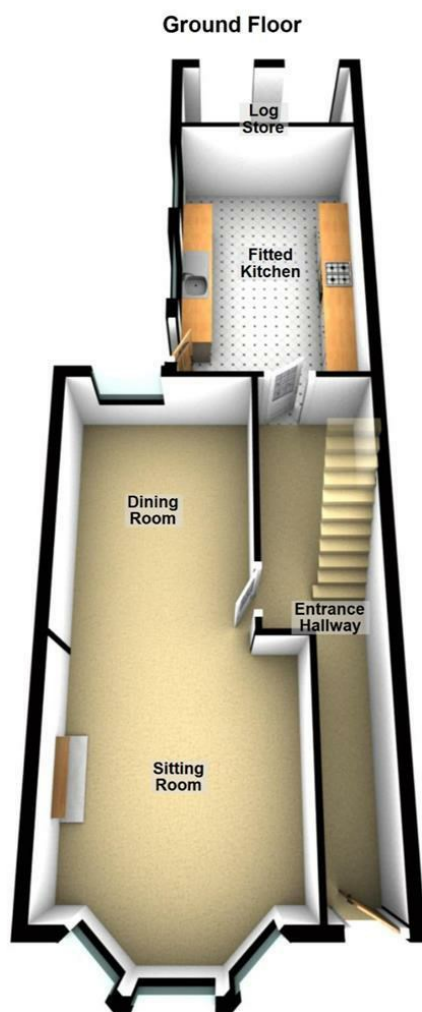
Lettings Department

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

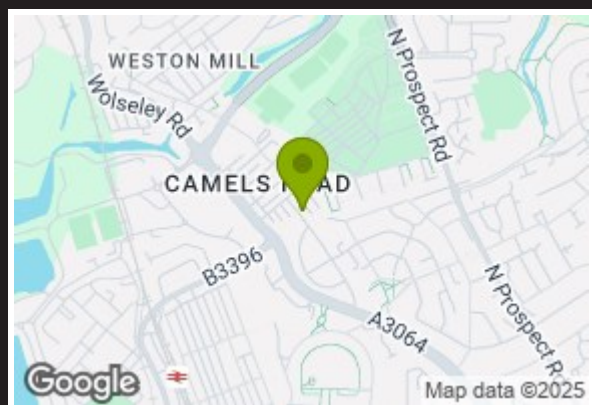




Cross Keys Estates

Residential Sales & Lettings

Total area: approx. 110.5 sq. metres



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 67 | |
| (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.



Council Tax Band A



Cross Keys Estates
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net