



Cross Keys Estates

Opening doors to your future



31 Lake View Close
Plymouth, PL5 4LT

Guide Price £160,000 - £180,000 Freehold



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Cross Keys are pleased to introduce this gorgeous mid-terrace home in the tranquil cul-de-sac of Lake View Close, Tamerton Foliot, Plymouth. This charming contemporary mid-terrace house is a delightful find for those seeking a peaceful yet convenient lifestyle. The property boasts a spacious sitting room that is both light and airy, providing a welcoming atmosphere for relaxation and entertaining.

With two generously sized double bedrooms, this home offers ample space for comfort and privacy, making it ideal for first-time buyers or small families.

One of the standout features of this property is the ample sized front and rear gardens, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh

- Gorgeous Contemporary Mid Terrace
- Located In A Quiet Cul-De-Sac
- Ample Sized Front And Rear Gardens
- Light And Spacious Kitchen/Dining Area
- Garage In Block
- Fantastic Residential Area
- Two Ample-Sized Double Bedrooms
- Modern Fitted Bathroom
- Ideal for First-Time Buyers
- Early Viewing Recommended, EPC=C



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.

More Property Information

Additionally, the property includes a garage in a block, providing secure storage or parking options. Early viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss the opportunity to make this delightful property your own in the sought-after area of Tamerton Foliot.

Tamerton Foliot

Tamerton Foliot is a village situated in the north of Plymouth. Situated near the confluence of the rivers Tamar and Tavy, the village is situated in a valley, the stream of which quickly broadens out to a large estuarine creek, which passes under a bridge beneath the Tamar Valley Line railway. Tamerton Foliot railway station, now a private property, is situated at the end of a two-mile road and is on the edge of a heavily wooded riverside nature reserve. It had been built in 1890 by the Plymouth, Devonport and South Western Junction Railway on its line from Lydford to Devonport.

The village has around 3,000 residents and features three pubs, a convenience store with a post office inside, and a takeaway. There is a primary school - Mary Dean's Church of England Primary School - and St Mary's parish church. If it wasn't so close to the city, Tamerton would have the feel of a true country village, but the buses are regular and it only lies 15 minutes away from Derriford Hospital.

The community feel in village remains strong. It's a lovely little village. There are a lot of nice walks around. Within the span of around 100 yards, there is the King's Arms, the Queen's Arms, and the Seven Stars, which is one of the oldest pubs in Plymouth. Only a stone's throw away from Dartmoor.

Hall

Living Room

13'0" x 13'3" (3.96m x 4.05m)

Kitchen

11'4" x 10'0" (3.45m x 3.05m)

Landing

Primary Bedroom

9'11" x 13'3" (3.03m x 4.05m)

Bathroom

Bedroom 2

11'4" x 8'3" (3.45m x 2.52m)

Garden

Financial Services

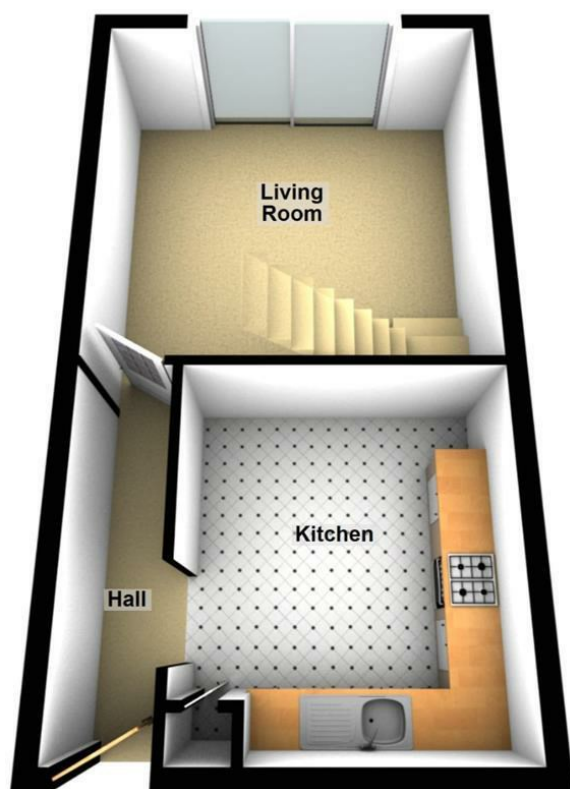
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Cross Keys Letting Department

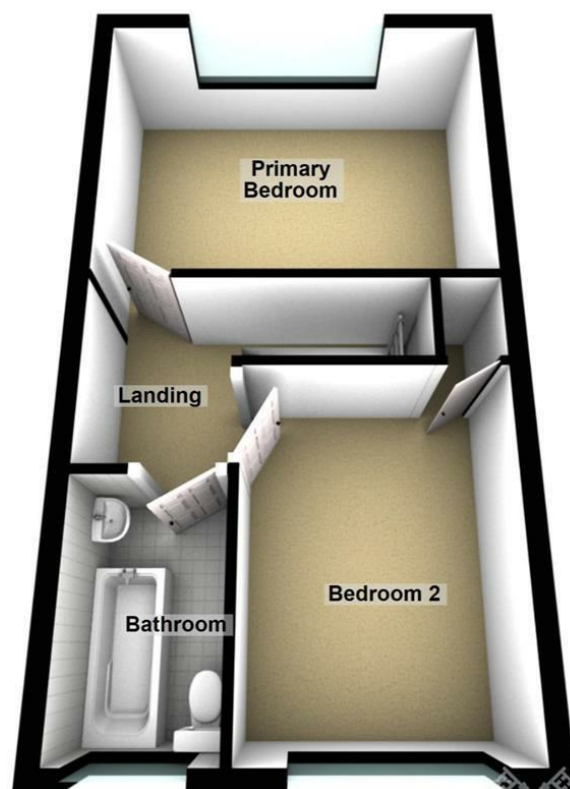
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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



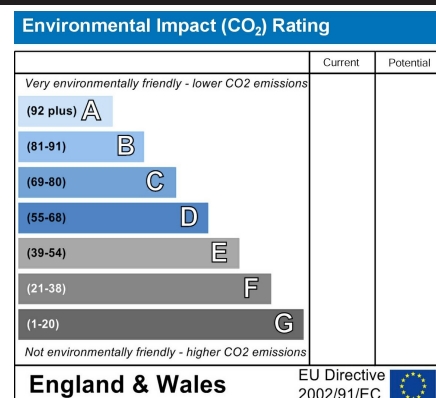
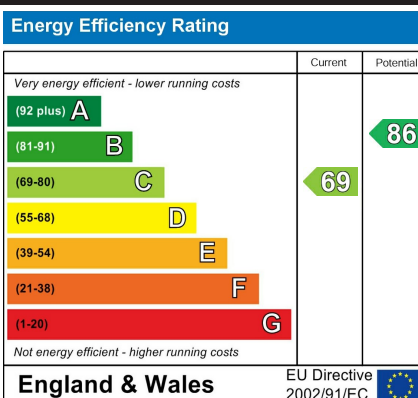
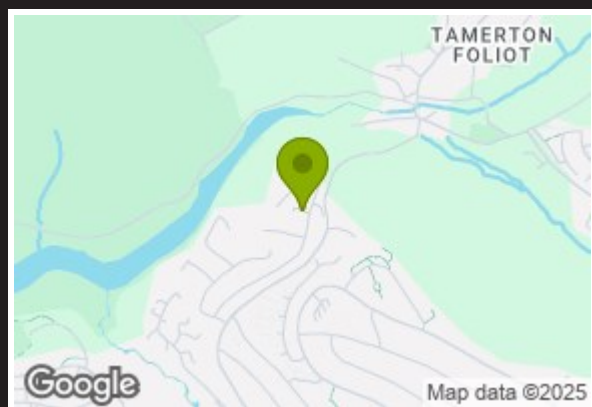
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



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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