

# Cross Keys Estates

Opening doors to your future



39 Eco Way  
Plymouth, PL6 7FP  
Guide Price £300,000 Freehold



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**\*\* Guide Price £300,000 to £325,000 \*\***

Cross Keys Estates is thrilled to present this exquisite three-bedroom semi-detached house located in the highly desirable area of Eco Way, Roborough. This charming property boasts a spacious and inviting open-plan sitting room and dining area, seamlessly connected to a stylishly modern fitted kitchen, making it perfect for both entertaining and family living. The residence features three generously sized bedrooms, each filled with natural light, ensuring a warm and welcoming atmosphere. The primary bedroom is particularly impressive, complete with a stunning en-suite shower room that adds a touch of luxury. For added convenience, there is also a downstairs toilet. Outside, you will find a good-sized private rear garden, which includes a paved area ideal for outdoor dining and a lower-level lawn area, perfect for children to play or for gardening enthusiasts. The property offers off-road parking for

- Gorgeous Semi Detached Property
- Three Ample Sized Bright Bedrooms
- Stunning Family Bathroom, En-Suite, Downstairs Toilet
- Lovely Private Two Tiered Rear Garden
- Close To Local Amenities, Derriford Hospital, Woodlands
- Spacious Open Plan Sitting Room/Kitchen
- Stylish Modern Fitted Kitchen
- Convenient Off-Road Parking And Garage
- Highly Sought-After Residential Location
- Early Viewing Highly Recommended, EPC=A



## 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.

### Roborough

Roborough is a village in the South Hams of Devon, England. Former home of Plymouth City Airport, Roborough lies just outside the northern boundary of the city of Plymouth on the main road to Tavistock, and is a popular dormitory village. The Lopes family, descendants of Jamaican-born Tory Member of Parliament and Baronet of Sephardic-Jewish Portuguese origin Sir Manasseh Masseh Lopes, 1st Baronet, lived in Roborough and acquired the title Baron Roborough in the twentieth century, after moving from nearby Maristow House on the River Tavy and before relocating to Gnaton, a smaller mansion on the coast near Noss Mayo. The very old village pub, which stands on the main street (long since bypassed by a modern dual carriageway) is called the Lopes Arms. One important son of Roborough is shoemaker and early trade unionist George Odger. After travelling to London in search of work, George became the first trades-unionist to stand for Parliament, the leader of the London Trades Council and the president of the First International Workingmen's Association, an historically important organisation of socialist, communist, anarchist and working-class activists in which Karl Marx played a prominent role.

### More Property Information

Outside, you will find a good-sized private rear garden, which includes a paved area ideal for outdoor dining and a lower-level lawn area, perfect for children to play or for gardening enthusiasts. The property offers off-road parking for two vehicles, along with a garage, providing ample space for your vehicles and storage needs.

Situated in a quiet location, this home is still close to local amenities, shops, and the well-regarded Derriford Hospital, making it an ideal choice for families and professionals alike. Early viewing is highly recommended to fully appreciate the charm and potential of this lovely property. Don't miss the opportunity to make this delightful house your new home.

### Hallway

### Sitting Room

16'2" x 14'11" (4.94m x 4.54m)

### Kitchen

22'6" x 9'10" (6.87m x 2.99m)

### Toilet

### Landing

### Primary Bedroom

10'8" x 14'11" (3.24m x 4.54m)

### En-suite

### Bedroom 2

16'1" x 8'4" (4.90m x 2.54m)

### Bathroom

### Bedroom 3

16'2" x 6'3" (4.94m x 1.90m)

### Garden and Garage

### Financial Services

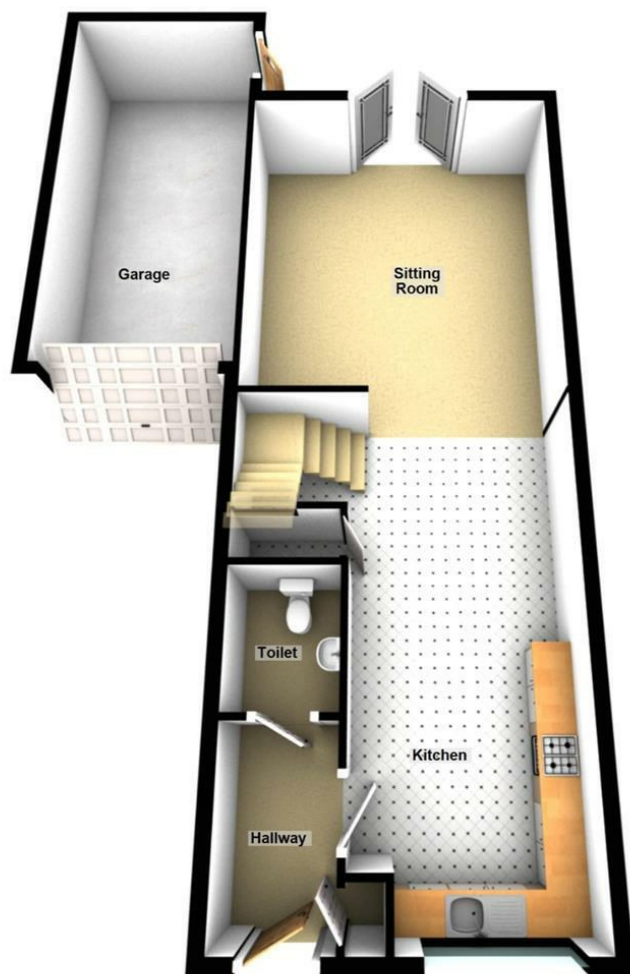
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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

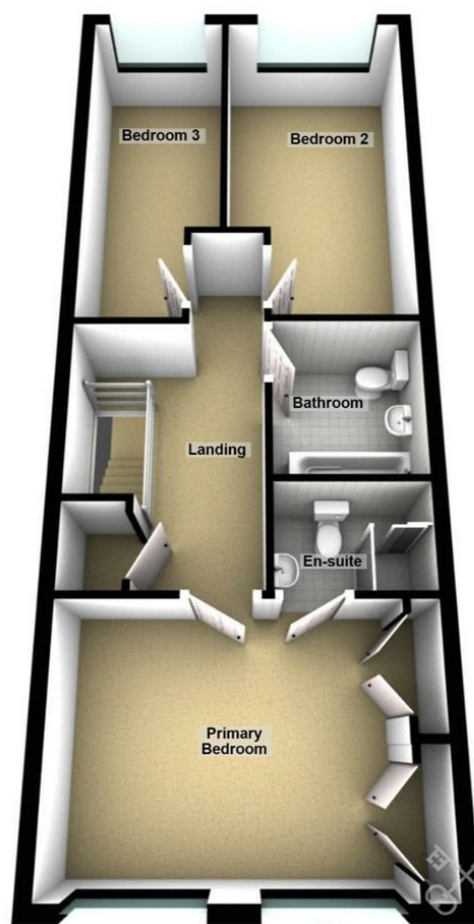
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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



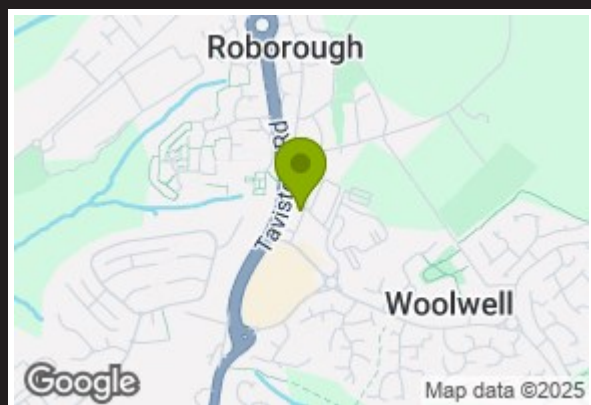
Ground Floor



First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | 100                     | 100       |
| (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 energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | 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 D**



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