

Cross Keys Estates

Opening doors to your future



43 North Down Road
Plymouth, PL2 3HJ
Guide Price £260,000 Freehold



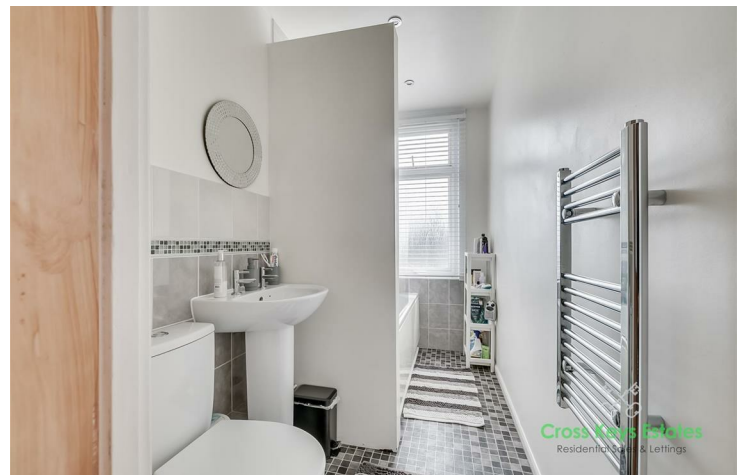
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** Guide Price - £260,000 to £280,000 **

Cross Keys Estates are exceptionally happy to offer for sale this immaculate extended semi detached house in the highly sought after residential area of Beacon Park. Renowned for being one of the best family friendly districts in Plymouth, this property has been extended up into the loft space to create a generous sized primary double bedroom. On the first floor there are two more generously proportioned double bedrooms and the family bathroom. On the ground floor you can find the sitting room, dining room and modern fitted kitchen. This property is fully double glazed, has gas central heating and the added bonus of views over Plymouth City Centre and Central Park towards Plymouth Sound and Drakes Island. The well planted front garden can easily be given over to provide off street parking to the front whilst to the rear is a gardeners dream garden, large, well stocked, sunny aspect and a real delight. An early viewing on this property is highly recommended to fully appreciate just what a great home this truly is.

- Fabulous Family House & Gardens
- Great Extension Into The Roof Space
- Large Family Bathroom, Double Glazed
- Sitting Room, Family Dining Room
- Option For Off Road Parking
- Immaculately Presented Throughout
- Three Good Size Double Bedrooms
- Contemporary Fitted Kitchen, Gch
- Ideal Location, Summer House, Pond
- Early Viewing Advised, EPC = D63



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.

Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

Beacon Park

This is a great opportunity to acquire a lovely extended family semi-detached situated within a desirable location close to supermarkets, Plymouth Life Centre which has a fantastic array of leisure facilities, Central Park, Park and Ride, and bus routes providing easy access to the vibrant City Centre and historic water's edge. Beacon Park is renowned for having great family properties normally 1930's semi-detached and latterly 1950's properties. The area is service by one of the top-rated primary schools in Plymouth, Mont Pelier School. Devonport High School for Girls is also situated just on the boundary separating Beacon Park and Milehouse. Properties in this area generally have high demand from the family market as there are a lot of Cul-De-Sac's no through roads, making it generally a lot safer for children to play with the passing traffic.

Entrance Vestibule

Reception Hallway

18'9" x 3'6" (5.71m x 1.07m)

Sitting Room

12'3" x 11'9" (3.73m x 3.57m)

Dining Room

13'2" x 12'4" (4.02m x 3.75m)

Fitted Kitchen

11'0" x 7'9" (3.35m x 2.36m)

Landing

Bedroom 2

12'10" x 10'4" (3.90m x 3.16m)

Bedroom 3

12'3" x 10'4" (3.74m x 3.16m)

Bathroom

Second Floor Landing

Primary Bedroom

16'1" x 10'2" (4.91m x 3.11m)

Gardens

Lettings Department

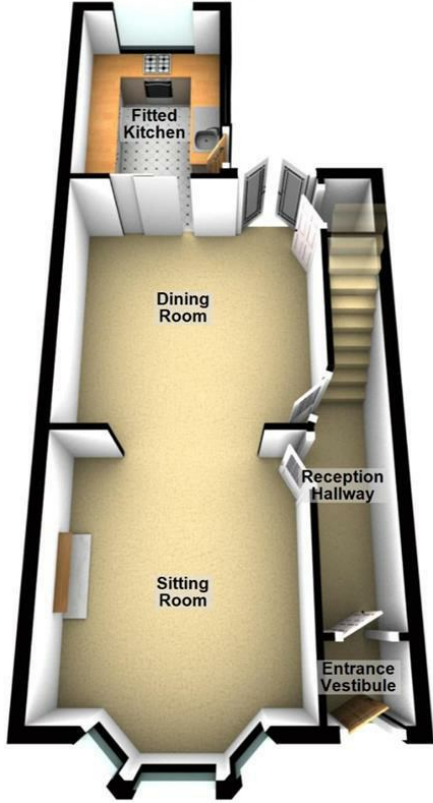
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

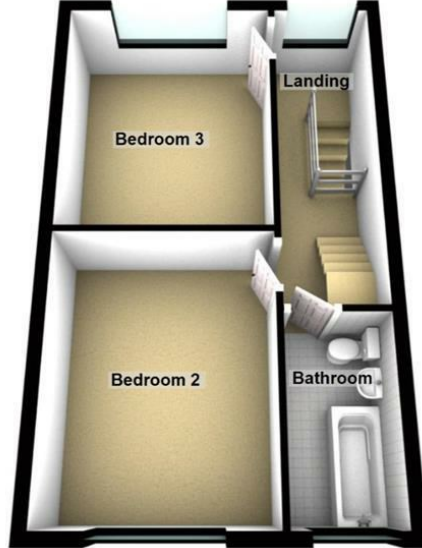
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



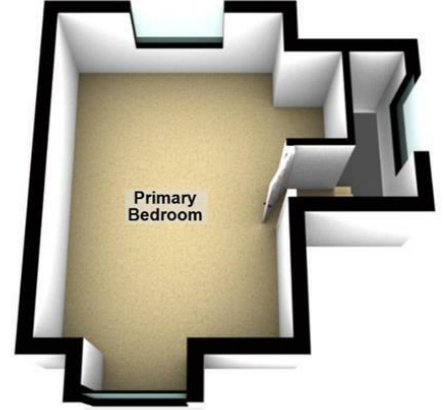
Ground Floor
Approx. 491.9 sq. feet



First Floor
Approx. 400.5 sq. feet



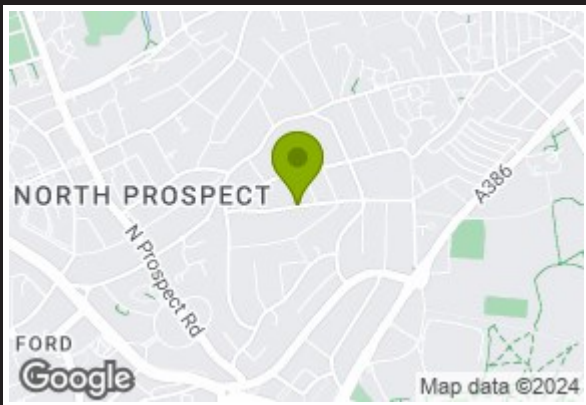
Second Floor
Approx. 194.1 sq. feet



Cross Keys Estates

Residential Sales & Lettings

Total area: approx. 1086.5 sq. feet



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			
England & Wales		63	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) 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 B



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