# Cross Keys Estates

Opening doors to your future







24 Humber Close

Plymouth, PL3 6SL

Guide Price £230,000 Freehold




# 24 Humber Close, Plymouth, PL3 6SL

## Guide Price £230,000 Freehold

** Guide Price £230,000 to £240,000 **
Cross Keys Estates is thrilled to showcase this delightful property nestled in the tranquil cul-de-sac of Humber Close, Plymouth, this splendid end terrace house is a true gem, fully refurbished and immaculately presented throughout. , which is perfect for first-time buyers and families alike. Upon entering, you are greeted by a welcoming vestibule and hallway that sets the tone for the rest of the home. The stylish modern fitted kitchen/diner is a highlight, featuring integrated appliances such as a dishwasher and hob, along with new cabinets that provide ample storage. This space is ideal for both cooking and entertaining. The bright open living room/dining room is flooded with natural light, thanks to its two large windows, creating a warm and inviting atmosphere. New carpets have been fitted in the stairs, landing, and all three generously sized bedrooms, adding a touch of comfort and elegance.

- Fantastic End Terrace Property
- Highly Desirable Residential Area
- Stylish Modern Fitted Kitchen/Diner
- Three Ample Sized Bedrooms
- Close To Amenities, Shops, Nature Reserve
- Garage & Off Road Parking
- Bright Open Living Room/Dining Room
- Modern bathroom and Downstairs Toilet
- Private Front & Rear Garden
- Peaceful Cul De Sac Location, EPC-69






## Cross Keys Estates
As one of Plymouths' 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-southwest 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 Southwest, 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.

## Deer Park
Deer Park is a well-established residential area of Plymouth, offering a convenient location with a good range of local amenities close at hand. Residents have the benefit of Deer Park Stores on the road itself for everyday essentials, while a wider selection of shops and supermarkets can be found in the surrounding areas of Efford and Eggbuckland. The area is also well placed for families, with Austin Farm Academy and High View School both nearby, alongside further primary and secondary school options within easy reach. For those who enjoy spending time outdoors, Efford Marsh Local Nature Reserve is accessible from Deer Park Drive and provides a lovely natural setting for walks and wildlife, while other green spaces and walking routes can be found around the wider area. With local shops, schools, green spaces and convenient access to the rest of Plymouth, Deer Park makes a practical and appealing place to call home

## More Property Information
The property boasts a modern, light, and airy shower room, complemented by a convenient downstairs toilet, ensuring practicality for family living. Outside, you will find private front and rear gardens, perfect for enjoying the outdoors, along with reaching views that enhance the charm of this home.
Conveniently located close to local amenities, shops, schools, and a lovely nature reserve, this property offers both peace and accessibility. Additional features include off-road parking and a garage, making it an even more attractive option. This home is move-in ready, and early viewing is highly advised to avoid disappointment. Don't miss out on the opportunity to make this wonderful property your own.

## Entrance Vestibule
2'2" x 5'6" (0.67m x 1.67m)
Door to:

## Hallway
7'3" x 6'7" (2.21m x 2.00m)

## Living Room
20'10" x 9'11" (6.36m x 3.01m)

## Kitchen/Breakfast Room
7'10" x 10'8" (2.38m x 3.24m)

## Toilet
6'0" x 2'11" (1.84m x 0.88m)

## Store
4'1" x 2'11" (1.25m x 0.88m)

## Landing
7'2" x 8'6" (2.19m x 2.58m)
Door to:

## Primary Bedroom
9'4" x 12'0" (2.85m x 3.66m)

## Bedroom 2
11'2" x 12'0" (3.41m x 3.66m)

## Shower Room
6'0" x 8'6" (1.82m x 2.58m)

## Bedroom 3
7'1" x 8'6" (2.15m x 2.58m)

## Garden

## Garage
16'1" x 8'11" (4.89m x 2.73m)

## Cross Keys Estates 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
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.





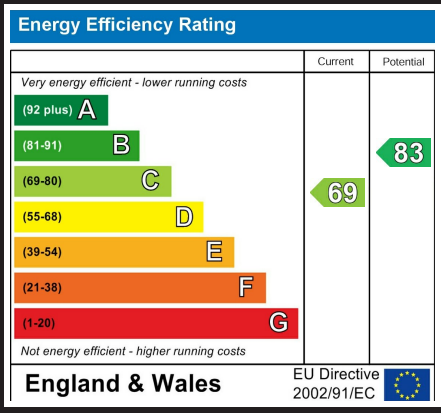


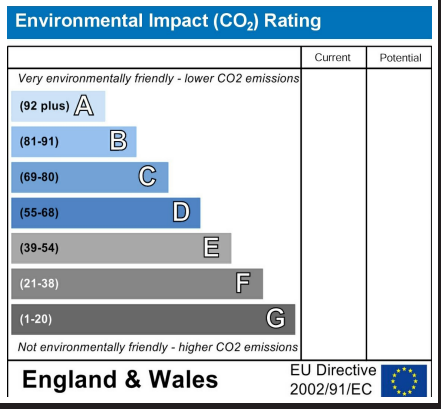





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Residential Sales & Lettings




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.

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**Council Tax Band B**

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