Cross Keys Estates

Opening doors to your future







4 Compton Knoll Close
Plymouth, PL3 5HS
Price Guide £350,000 Freehold



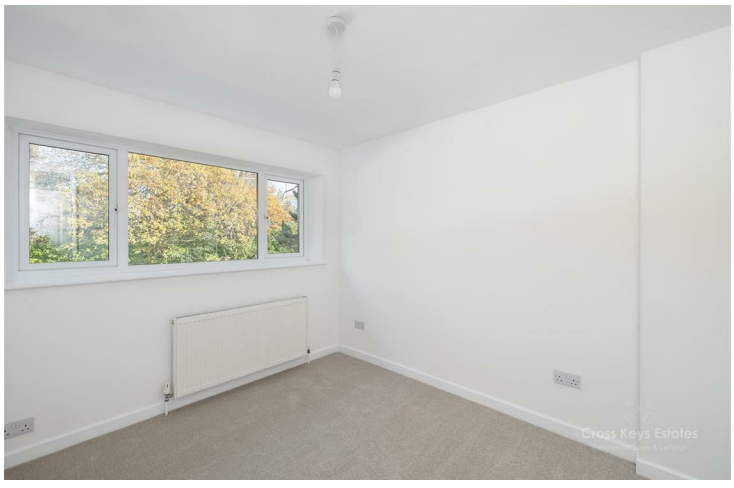
4 Compton Knoll Close, Plymouth, PL3 5HS

Price Guide £350,000 Freehold

** Guide Price £350,000 to £375,000 **
Cross Keys Estates is delighted to present this deceptively spacious semi-detached property in the tranquil cul-de-sac of Compton Knoll Close, Plymouth, presents an exceptional opportunity for families and professionals alike. With four generously sized bedrooms, this property offers ample space for comfortable living. The fourth bedroom is versatile and could easily serve as a home office, catering to modern work-from-home needs. Upon entering, you are greeted by a welcoming hallway that leads to a stunning newly fitted modern kitchen/breakfast room, which is bathed in natural light, making it the perfect space for culinary creativity and family gatherings. The wonderfully airy sitting room provides a relaxing retreat, ideal for unwinding after a long day.

- Deceptively Spacious Semi Detached Home
- Four Generously Sized Bright Bedrooms
- Highly Desirable Residential Area
- Gorgeous Rear South Facing Garden
- Peaceful Cul De Sac Location, Lovely Views
- Immaculately Presented, Newly Refurbished
- Stunning Modern Fitted Kitchen/Breakfast Room
- Sleek Family Bathroom & Downstairs Toilet
- Benefitting From Garage & Off Road Parking
- Convenient No Onward Chain, EPC-C72





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.

Higher Compton
Higher Compton is a highly regarded residential area of Plymouth, ideally positioned to enjoy a wealth of local amenities and excellent transport links. The area is well served by a selection of reputable schools, including Compton Church of England Primary School, Eggbuckland Vale Primary School and Plymouth College, making it an appealing choice for families. A variety of local shops, cafés, pubs and restaurants can be found nearby, such as which boasts its own local amenities including a Morrisons Store, Tesco fuel station, bakery, pharmacy, and two public houses , with the popular shopping areas of Mannamead and Mutley Plain also within easy reach. For those who enjoy the outdoors, Collings Park provides a lovely green space nearby, perfect for leisurely walks and enjoying the surroundings. Steeped in the history of Plymouth's established residential neighbourhoods, Higher Compton offers a wonderful blend of traditional character, community atmosphere and everyday convenience, making it a sought-after place to call home.

More Property Information
This home boasts a sleek family bathroom and a convenient downstairs toilet, enhancing its practicality for everyday living. Additionally, the property features a dining room and a utility room, ensuring that all your needs are met.
One of the standout features of this residence is the expansive private rear garden, which faces south, allowing for plenty of sunshine throughout the day. With over four floors of living space, this home is move-in ready and offers a fantastic layout for both entertaining and family life.
Situated close to local amenities, schools, shops, and a beautiful park just a stone's throw away, this property is perfectly positioned for convenience. With no onward chain, this is an incredible opportunity to secure a home in one of the most sought-after areas of Plymouth. Do not miss out on the chance to make this delightful property your own.

Entrance Vestibule
3'6" x 6'5" (1.07m x 1.95m)
Door to:

Reception Hallway
17'5" x 6'5" (5.32m x 1.95m)
Stairs, door to:

Kitchen/Breakfast Room
21'2" x 16'8" (6.46m x 5.09m)

Dining Room
17'5" x 8'11" (5.31m x 2.72m)

Sitting Room
13'10" x 16'8" (4.22m x 5.07m)

Landing
13'6" x 6'5" (4.11m x 1.96m)

Primary Bedroom
13'10" x 16'8" (4.22m x 5.07m)

Bedroom 2
11'3" x 9'5" (3.44m x 2.86m)

Bedroom 3
11'3" x 6'11" (3.44m x 2.10m)

Family Bathroom
6'5" x 6'7" (1.96m x 2.00m)

Bedroom 4/Office
10'8" x 16'8" (3.24m x 5.07m)

Toilet
3'4" x 4'2" (1.01m x 1.26m)

Utility Room
7'6" x 6'5" (2.28m x 1.96m)

Garden

Garage
18'1" x 9'11" (5.50m x 3.01m)

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.

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





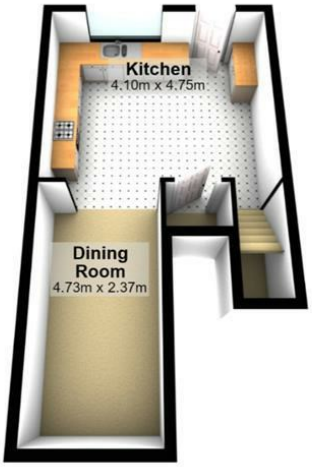




Split Level Lower Ground Floor



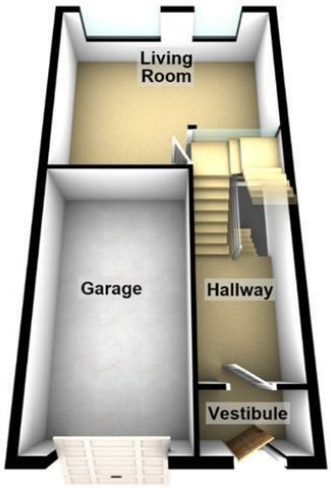
Lowest Ground Floor



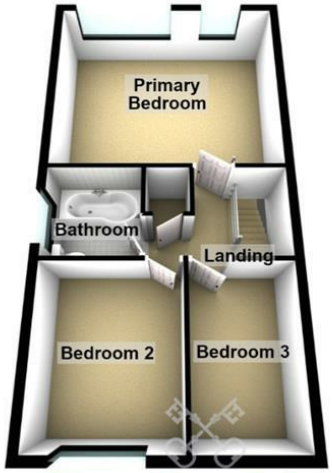
Split Level Lower Ground Floor



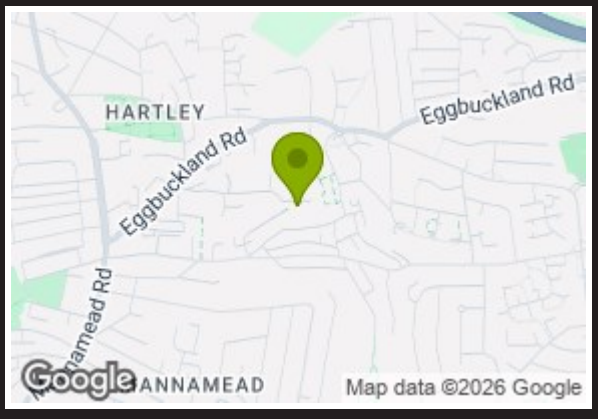
Ground Floor

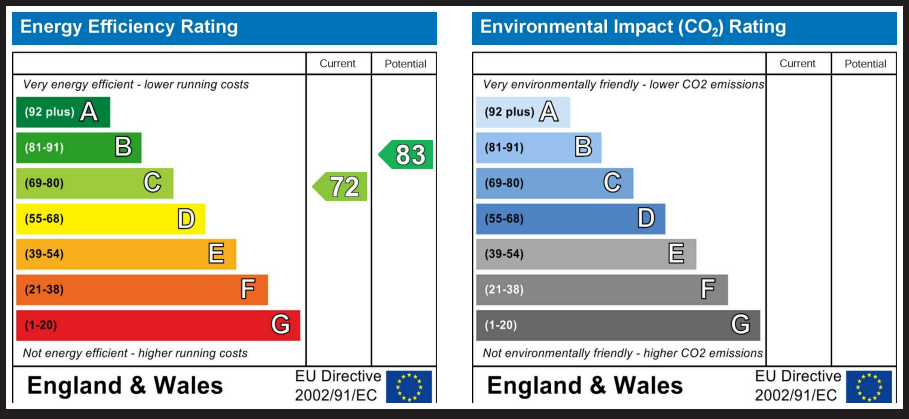


First Floor



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.

The Property Ombudsman

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Council Tax Band C

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