



# Cross Keys Estates

## Opening doors to your future



**Cross Keys Estates**

Residential Sales & Lettings



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12 Barne Road  
Plymouth, PL5 1EE  
Guide Price £220,000 Freehold



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\*Guide Price £220,000 - £240,000 \*

Cross Keys Estates is pleased to present this charming 1930s terraced house located on Barne Road in the highly sought-after area of St Budeaux. This well-presented property offers a warm and inviting atmosphere, making it an ideal family home.

Upon entering, you will find two spacious reception rooms. The cosy sitting room features a delightful bay window, creating a perfect spot for relaxation. The light and airy dining room boasts a feature fireplace and a large window that floods the space with natural light, making it perfect for entertaining guests or enjoying family meals.

The property comprises three generous bedrooms, each designed to be bright and welcoming. The primary bedroom also features a bay window, adding to the charm of this lovely home.

- Spacious 1930s Terraced Property
- Three Generous Bright Bedrooms
- Light And Airy Dining Room
- Benefiting From Basement & Garage
- Modern Fitted Kitchen & Bathroom

- Well Presented Throughout
- Good Size Sitting Room, Bay Window
- Sought After Residential Area
- Private Front & Rear Garden
- Close To Local Amenities, EPC-TBC



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## 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.

### St Budeaux

Today, St Budeaux includes a Catholic church, a Methodist church, a Baptist church and two Church of England churches. It also has a public library, three pubs, four primary schools and two railway stations, although the village does not have its own secondary school. Most of the main shops including a KFC outlet, are situated in St Budeaux Square which is adjacent to Wolseley Road. Most children of secondary school age in the area attend Marine Academy Plymouth in the nearby ward of King's Tamerton or bus to one of the residual grammar schools or one of the many other community colleges. While the official boundaries of the ward itself cover approximately 5 square kilometres, St Budeaux is often considered to include the neighbouring wards of Barne Barton and Kings Tamerton.

### More Property Information

Additionally, this home benefits from a basement that spans the entire size of the house, offering ample storage or potential for further development. Outside, there is parking available for one vehicle, adding to the practicality of this residence. Situated close to local amenities, shops, and schools, this property is perfectly positioned for family living. Early viewing is highly recommended to fully appreciate the space and warmth this home has to offer. Don't miss the opportunity to make this delightful property your own.

### Hallway

#### Sitting Room

13'8" x 12'0" (4.16m x 3.66m)

#### Dining Room

13'2" x 10'11" (4.02m x 3.33m)

#### Kitchen

9'6" x 7'9" (2.90m x 2.36m)

#### Landing

#### Primary Bedroom

13'6" x 11'3" (4.12m x 3.42m)

#### Bedroom 2

13'3" x 11'3" (4.05m x 3.42m)

#### Bathroom

#### Bedroom 3

9'1" x 7'4" (2.76m x 2.23m)

#### Basement

#### Garden

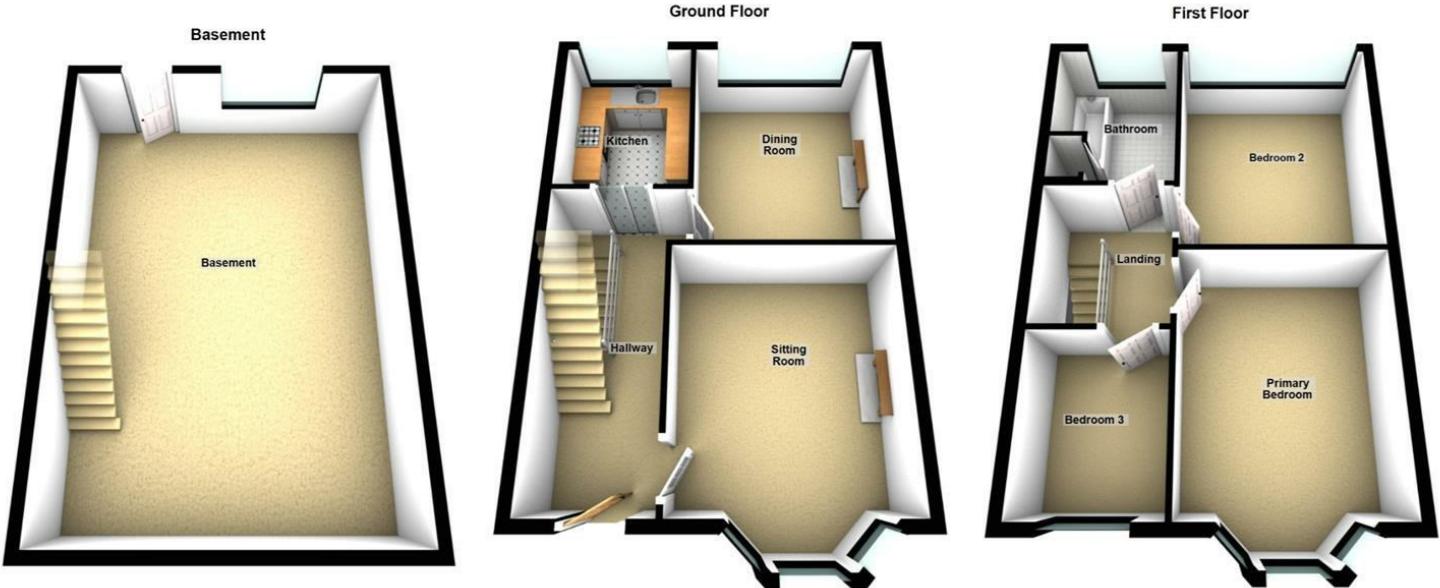
### Cross Keys Estates Lettings Department

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

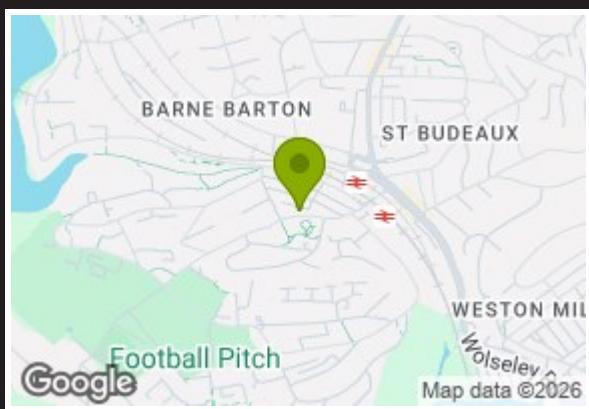
### Financial Services

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, 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@themortgagelab.co.uk





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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		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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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