



# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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22 Valley View Road  
Plymouth, PL3 6QJ  
Guide Price £250,000 Freehold



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\*\* Guide Price £250,000 to £270,000 \*\*

Cross Keys Estates is thrilled to introduce this charming detached bungalow located on the desirable Valley View Road in Plymouth. Built in the late 1950s and a living space of 612 Sq Ft, this property has been fully modernised and is presented to an exceptional standard, making it an ideal home for those who appreciate both comfort and style. Upon entering, you will find a bright and airy glass-fronted living room that seamlessly flows into a welcoming dining area, perfect for entertaining guests or enjoying family meals. The fitted kitchen is both functional and stylish, catering to all your culinary needs. This delightful bungalow features two bedrooms, providing ample space for relaxation, along with a good-sized bathroom that completes the living quarters.

- Stunning Detached Bungalow
- Extensive Gardens, Corner Plot
- Modern Kitchen, Dining Room
- Family Bathroom, Two Storage Cellars
- Double Width Off Road Driveway
- Sought After Residential Area
- Glass Fronted Sitting Room
- One Double & One Single Bedroom
- Loft Room/Study (No Fitted Stairs)
- Total Floor Area Approx: 612 sq ft - EPC=D56



## 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.

## Compton

Compton (or Compton Gifford to give it its full title) is a suburb of Plymouth. Once a small village, it was developed in the 1930s and now lies between the suburbs of Peverell, Mannamead and Efford. There are two parts, Higher and Lower Compton named after two farms and now distinguished by their respective public houses. Although essentially infill development between older larger areas, Compton is distinctive in character. Around 800 AD, the Manor of Compton was appearing on maps, Coombe (a wooded valley) Ton (the Saxon word for farm).

Compton was not left out of the Civil War of 1642-46. It is recorded that Prince Maurice advanced from Compton village around the head of Lipson Creek, but after some bloody fighting, was defeated by the Roundheads and the tide. At this time his headquarters were at Widey Court.

The Compton Inn is probably the oldest building, with walls up to four feet thick, it was an old farmhouse, then a granary, a tanners and a cobblers shop.

In 1896 the Tything of Compton Gifford was incorporated into the Borough of Plymouth. This was not a popular decision with the people of Compton, as the rates in Compton were roughly half that of Plymouth. However, the deed was done, and Plymouthians lived to regret it, as it cost a great deal of money to bring Compton up to the Borough's standards.

In 2022 Dylan Tippett became a city councillor for Compton, he is the first transgender city councillor in Plymouth and the first Labour councillor for Compton.

## More Property Information

A fantastic loft space, currently utilised as a study or workroom, can be accessed via a convenient drop-down ladder, providing a versatile area for work or hobbies. The property double glazed and gas centrally heated.

The expansive gardens are a true highlight, featuring multiple tiers that present a wonderful opportunity for gardening enthusiasts to cultivate their green thumbs. A store/workshop located to the side of the property adds further practicality, making it easy to store tools and equipment. This tidy des res also has a double width driveway to the front, making parking when you come home from work a doddle.

This bungalow is particularly suited to a young couple or those who are young at heart. While the hilled access may appear challenging, the stunning and luscious surroundings make it a rewarding choice. Don't miss the chance to make this delightful property your new home.

## Two Basement Areas

### Entrance Hallway

### Primary Bedroom

11'1" x 10'6" (3.38m x 3.20m)

### Bedroom 2

8'0" x 6'9" (2.45m x 2.05m)

### Bathroom

### Dining Room

9'11" x 14'2" (3.01m x 4.33m)

### Kitchen

12'6" x 6'7" (3.80m x 2.00m)

### Sitting Room

8'10" x 12'1" (2.68m x 3.69m)

### Office / Loft Room

14'1" x 14'1" (4.30m x 4.28m)

There is no fitted staircase to the loft room, however, there is a fitted folding ladder attached to the loft hatch.

## Extensive Gardens

## Off Road Parking

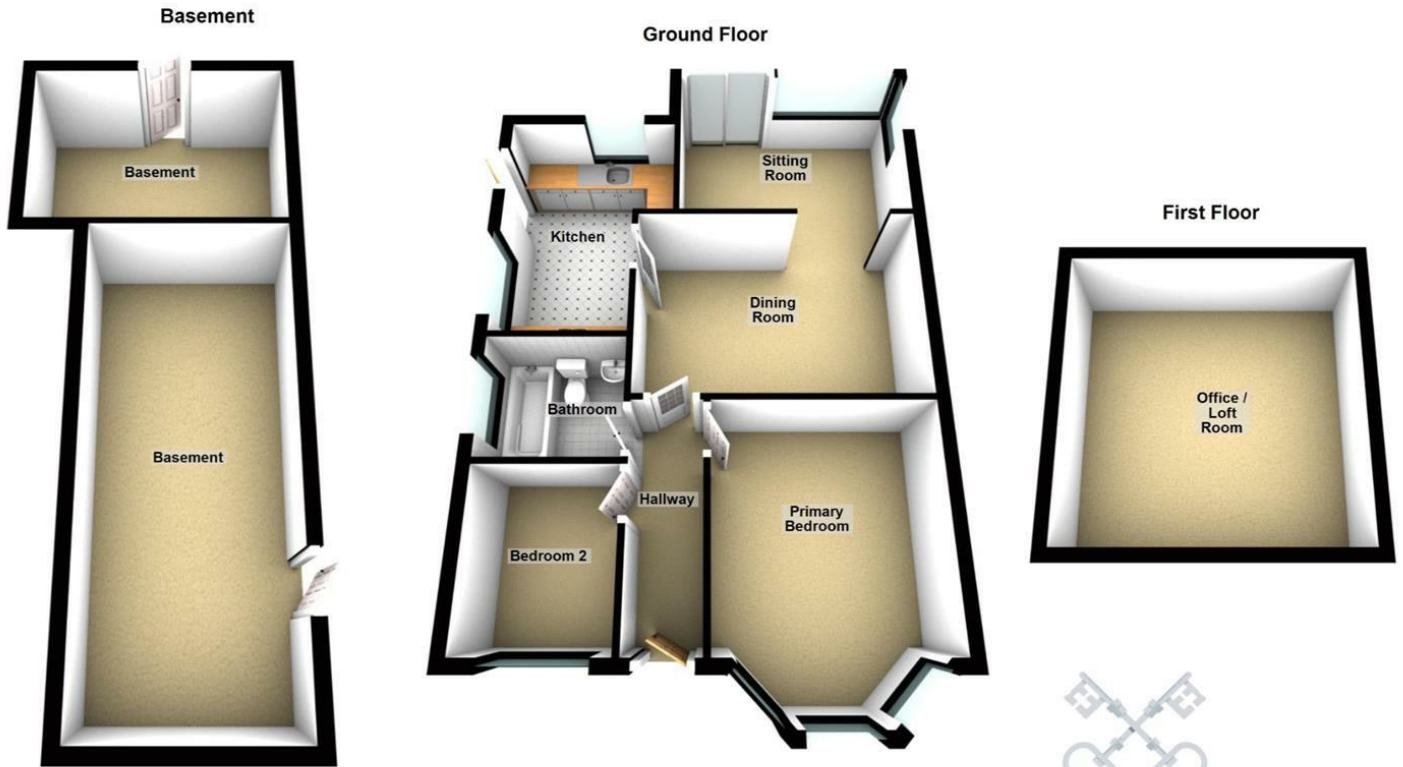
## Cross Keys Estates Lettings Department

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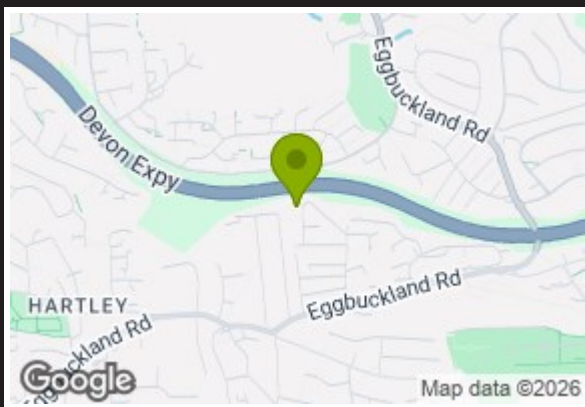
## Financial Services

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





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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		56	
(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 C**



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