Cross Keys Estates

Opening doors to your future







57 Molesworth Road

Plymouth, PL1 5PB

Guide Price £230,000 Freehold



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** Guide Price £230,000 to £250,000 **
Cross Keys Estates is pleased to present this charming and spacious period mid-terrace two bed house, with loft room located on the desirable Molesworth Road in Stoke, Plymouth. This property boasts a lovely bright entrance vestibule and hallway, setting the tone for the characterful features found throughout. Recently renovated, the home is well-presented and ready for you to move in.
The generous sitting room is a standout feature, complete with a bay window that floods the space with natural light and a delightful feature fireplace, perfect for cosy evenings. The modern fitted kitchen is both stylish and functional, featuring an island that provides additional workspace and a sociable area for dining.

- Spacious Period Mid Terrace Property
- Large Sitting Room, Bay Window
- Stunning Four Piece Family Bathroom
- Highly Desirable Residential Area
- Private Rear Courtyard Garden
- Well Presented Throughout
- Modern Fitted Kitchen With Island
- Utility Room & Downstairs Toilet
- Two Generous Bedrooms & Loft Room
- Close To Stoke Village, EPC-D57





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.

Stoke
The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community Col-lege. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

More Property Information
The property offers two well-proportioned double bedrooms, with the main bedroom benefiting from another bay window, creating a spacious and airy atmosphere. The second bedroom includes a convenient storage cupboard, and there is also a fantastic loft room that adds versatility to the living space. Additional amenities include a utility room and a downstairs toilet, enhancing the practicality of the home. Outside, you will find a private rear courtyard garden, ideal for enjoying the fresh air or entertaining guests.
Situated close to local amenities, shops, schools, and the vibrant Stoke village, this property is perfectly positioned for convenience. Early viewing is highly advised to fully appreciate the charm and potential of this delightful home.

Vestibule
4'1" x 3'10" (1.24m x 1.18m)

Hallway
22'3" x 5'9" (6.78m x 1.75m)

Sitting Room
13'2" x 15'0" (4.02m x 4.57m)

Kitchen/Diner
13'1" x 13'1" (4.00m x 4.00m)

Utility
8'5" x 5'9" (2.57m x 1.75m)

Toilet
3'10" x 5'9" (1.18m x 1.75m)

Landing
17'8" x 5'9" (5.38m x 1.75m)

Primary Bedroom
13'2" x 13'1" (4.02m x 4.00m)

Bathroom
8'8" x 5'9" (2.65m x 1.75m)

Bedroom 2
13'2" x 13'1" (4.01m x 4.00m)

Landing
3'1" x 11'3" (0.95m x 3.43m)

Loft Room
10'11" x 6'9" (3.34m x 2.06m)

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

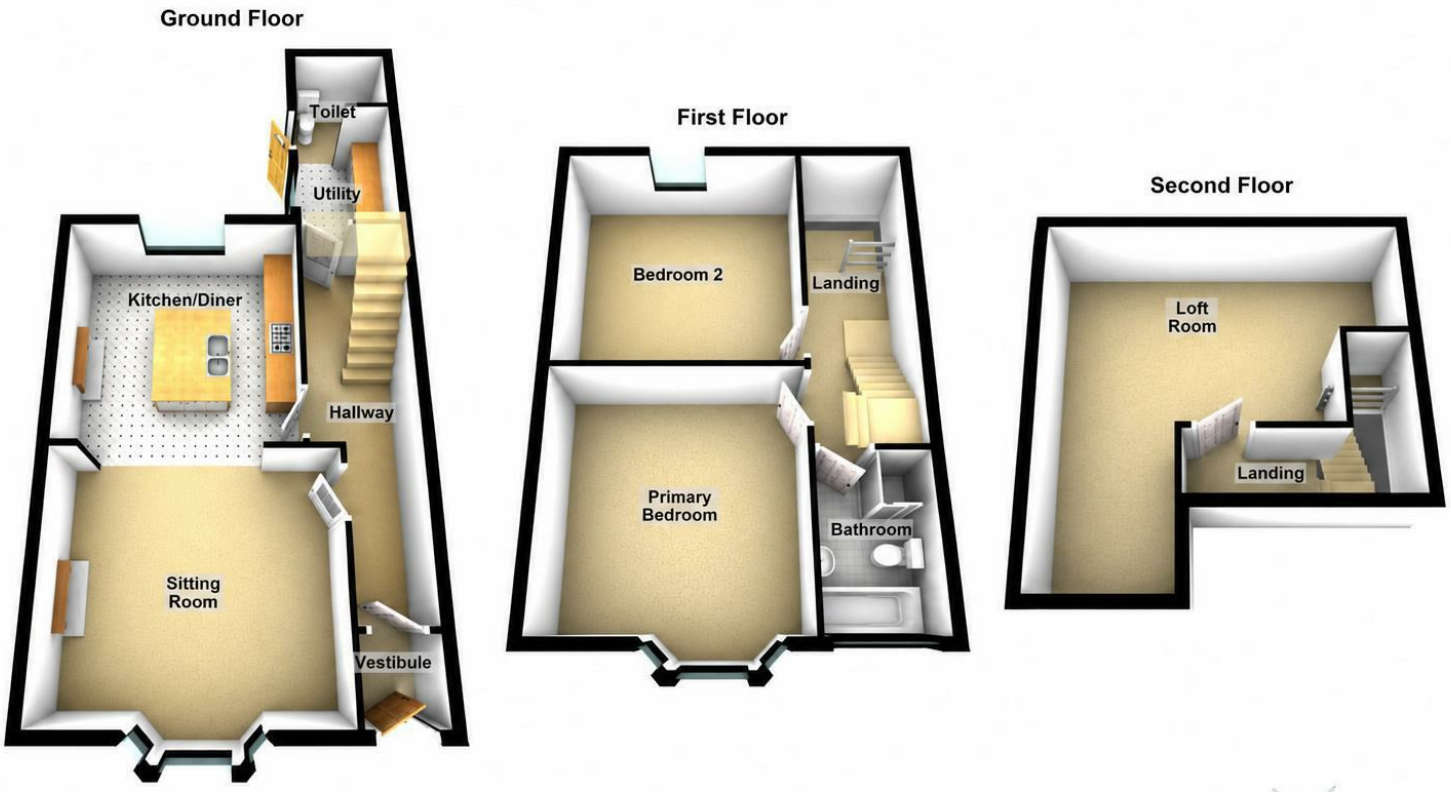
Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



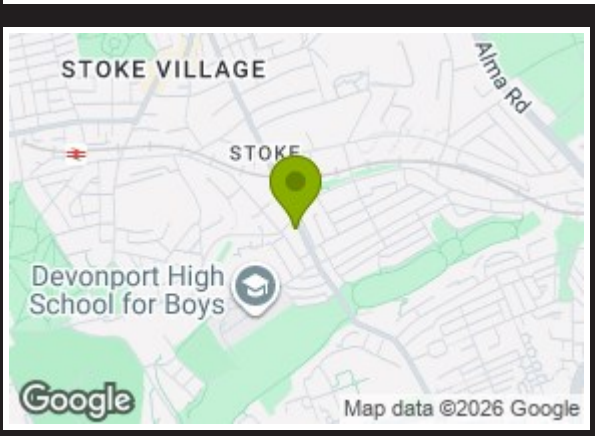


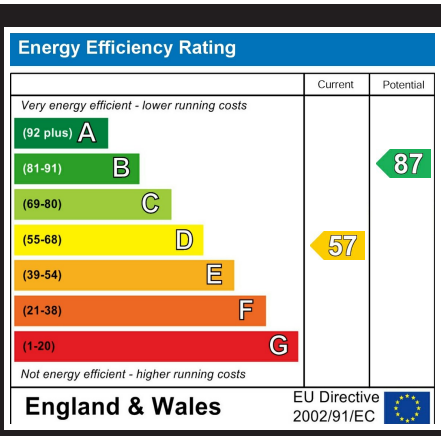


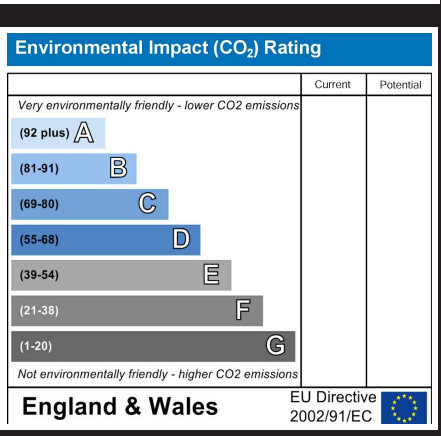




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Residential Sales & Lettings







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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