Cross Keys Estates

Opening doors to your future







3 Aylesbury Crescent
Plymouth, PL5 4HU

Guide Price £170,000 Freehold



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** Guide Price £170,000 to £180,000 **
Cross Keys Estates is delighted to present this fantastic mid-terrace property located in the sought-after area of Whitleigh, Aylesbury Crescent. This charming house, offers a perfect blend of modern living and classic appeal, making it an ideal choice for first-time buyers or savvy investors. As you enter, you are greeted by a light and welcoming hallway that sets the tone for the rest of the home. The modern fitted kitchen/diner is generously sized, providing an excellent space for family meals and entertaining guests. This area flows seamlessly into a bright conservatory, which invites an abundance of natural light and offers a lovely spot to relax or enjoy your morning coffee.
The spacious sitting room features two windows, creating a warm and inviting atmosphere, perfect for unwinding after a long day.

- Fantastic Mid Terrace Property
- Sought After Residential Area
- Front & Large Private Rear Garden
- Perfect For First Time Buyers
- Contemporary Family Bathroom
- Two Ample Sized Double Bedrooms
- Modern Fitted Kitchen Diner
- Benefitting From A Conservatory
- Close To Amenities, Shops, Schools
- Early Viewing Advised, EPC-D63





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.

Whitleigh
Whitleigh is a district area and is in the electoral ward of Budshead of the city of Plymouth. It shares district borders with Southway, Honicknowle, Crownhill, West Park and St Budeaux. Schools in the area are Whitleigh's primary schools, Woodfield Primary School, St. Peter's Roman Catholic School, Whitleigh Community Primary School, and Woodland Community Special School. Sir John Hunt Community Sports College (formerly Community College, and previously Whitleigh comprehensive (or High) school) previously merged with Southway Community College. Whitleigh Green is the predominant shopping precinct, which hosts a small supermarket (co-op), take away (fish & chip shop), cafe, hair/beauty salon, discount store (household & gardening), bakery, newsagents, post office and a pharmacy. Wheal Whitleigh was a silver and lead mine, located near the present-day Christian Mill Business Park. Whitleigh is a popular residential area and boasts easy access to the A38 dual carriageway. Regular bus routes operate through Whitleigh giving access into Plymouth City Centre and other areas across the city.

More Property Information
The property boasts two generous double bedrooms, ensuring ample space for rest and relaxation. The contemporary family bathroom is well-appointed, catering to all your needs.
Outside, you will find a large private garden both at the front and rear of the property, complete with a shed at the end, providing additional storage or a workshop space. The outdoor areas are perfect for gardening enthusiasts or for enjoying summer barbecues with family and friends.
Conveniently located close to local amenities, shops, and schools, this property offers everything you need within easy reach. Early viewing is highly advised to fully appreciate the charm and potential of this delightful home. Don't miss out on the opportunity to make this lovely property your own.

Hallway
4'0" x 6'7" (1.22m x 2.00m)

Kitchen/Diner
16'1" x 6'7" (4.89m x 2.00m)

Conservatory
11'9" x 9'5" (3.57m x 2.87m)

Sitting Room
15'11" x 10'7" (4.84m x 3.22m)

Landing
10'2" x 5'10" (3.11m x 1.78m)

Primary Bedroom
15'0" x 10'11" (4.58m x 3.33m)

Bedroom 2
10'0" x 10'3" (3.04m x 3.13m)

Bathroom
5'6" x 7'2" (1.68m x 2.18m)

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

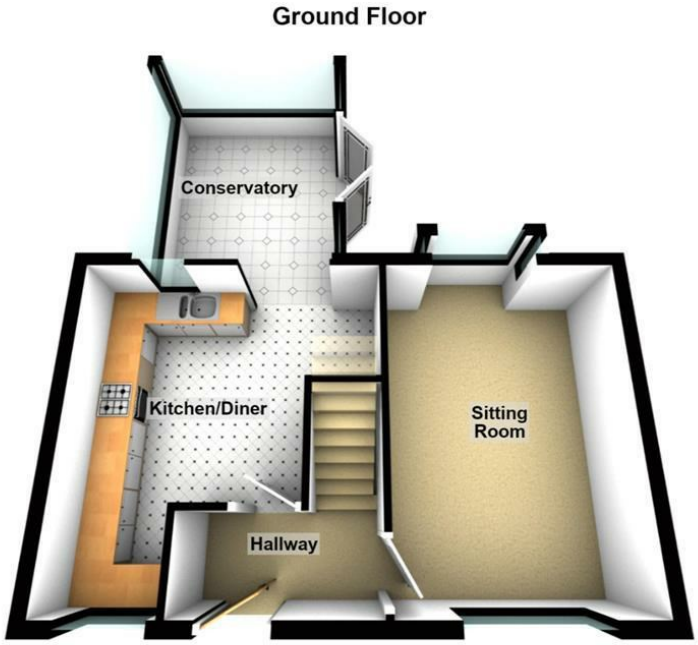
Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.

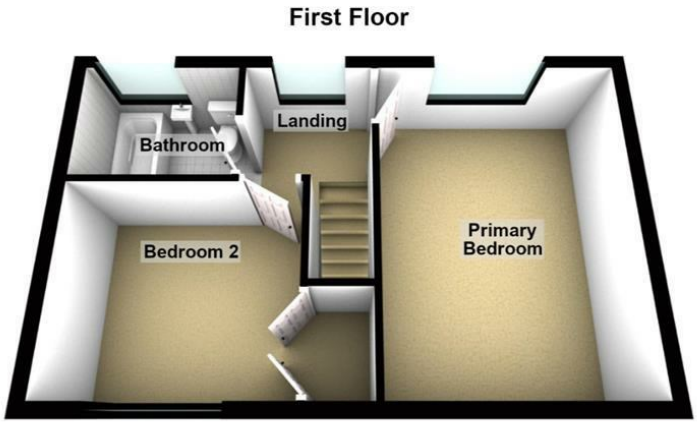




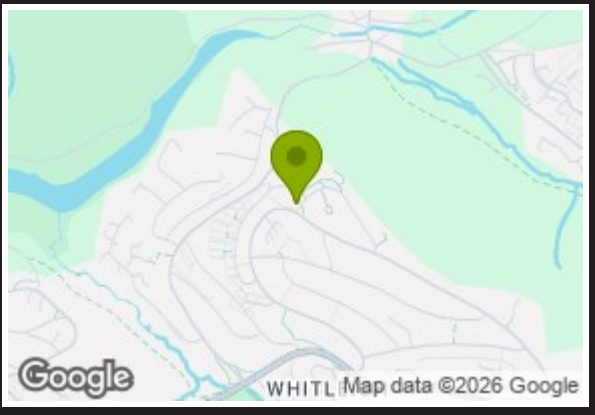


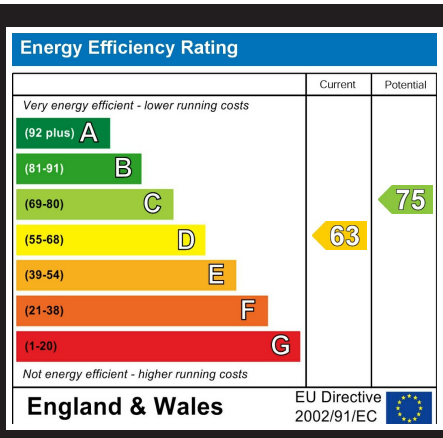


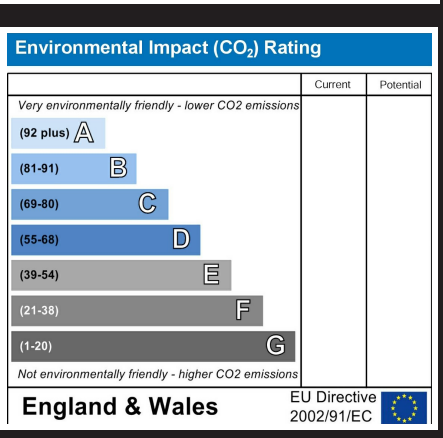




Cross Keys Estates
Residential Sales & Lettings







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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Sales, Cross Keys House 51-53 Devonport Road,, Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net