



Cross Keys Estates

Opening doors to your future



32 Churchway
Plymouth, PL5 1AQ
Guide Price £250,000 Freehold



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

Cross Keys Estates is delighted to present this exquisite semi-detached family home located on the highly desirable Churchway in Plymouth. This charming property offers a perfect blend of modern living and classic appeal, making it an ideal choice for families seeking comfort and style.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The open-plan sitting and dining room is particularly impressive, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the sleek, modern fitted kitchen, which features a stylish island and patio doors that lead to the expansive rear garden. The addition of skylight Velux windows allows natural light to flood the space, enhancing its bright and airy feel.

- Exquisite Semi-Detached Family Home
- Fantastic Open-Plan Sitting Room/Dining Room
- Convenient Utility Room, Downstairs Toilet
- Expansive Lovingly Maintained Rear Garden
- Benefitting From Off-Road Parking And Garage
- Three Generously Sized Bedrooms
- Beautiful Sleek Modern Fitted Kitchen
- Great Size Bright And Airy Bathroom
- Highly Desirable Residential Location
- Early Viewing Strongly Recommended, EPC=TBC



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.

Weston Mill

Weston Mill is a district in the ward of Ham, which is part of the City of Plymouth, Devon, England. It consists of two parts Weston Mill Village which was first mentioned in the Domes Day book in 1155 and the other part which dates to the Victorian period, they are separated by Weston mill hill, which is the only street with this name, making it unique in Britain. It shares its borders with Ham Woods Nature Reserve, King's Tamerton, St. Budeaux and Camels Head. The area derived its name from being the mill belonging to the tithing Geoffrey de Weston It is situated close to the major naval base Devonport Dockyard, and the majority of the housing in the area is privately owned. The A3064 'St. Budeaux Bypass' also runs through the area. The nearest local shopping centre is 'the square' in St. Budeaux, with a small collection of convenience stores in neighbouring Ham and North Prospect. There is also the local convenience store in Bridwell Road called "Weston Mill Stores".

More Property Information

This property boasts three generously sized bedrooms, all beautifully presented, ensuring a restful retreat for every family member. The bathroom is equally impressive, offering a great size and a lovely bright ambiance. For added convenience, there is a utility room and a downstairs toilet, making daily living a breeze.

The rear garden is a true highlight, lovingly maintained and featuring a lush lawn, vegetable patch, and flower beds, perfect for those with a green thumb or for simply enjoying the outdoors. Additionally, the property benefits from off-road parking and a garage, providing practical solutions for your storage and parking needs.

With its prime location and exceptional features, early viewing of this property is strongly recommended to fully appreciate all it has to offer. Don't miss the opportunity to make this delightful house your new home.

Hallway

Sitting Room

14'3" x 11'1" (4.34m x 3.37m)

Dining Room

11'7" x 11'1" (3.52m x 3.37m)

Kitchen

13'2" x 17'3" (4.01m x 5.27m)

Utility Room

7'11" x 5'11" (2.42m x 1.80m)

Toilet

Landing

Primary bedroom

12'10" x 10'6" (3.90m x 3.20m)

Bedroom 2

12'2" x 10'6" (3.70m x 3.20m)

Bathroom

Bedroom 3

9'4" x 5'11" (2.85m x 1.80m)

Garden / Parking / Garage

Financial Services

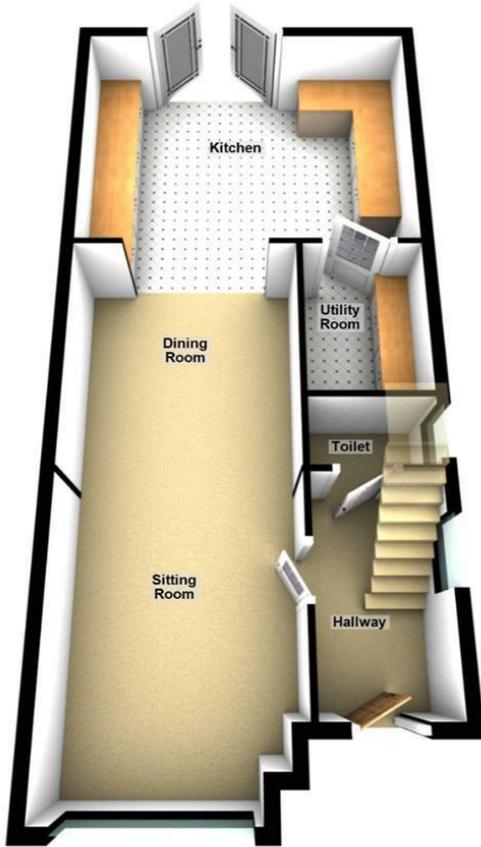
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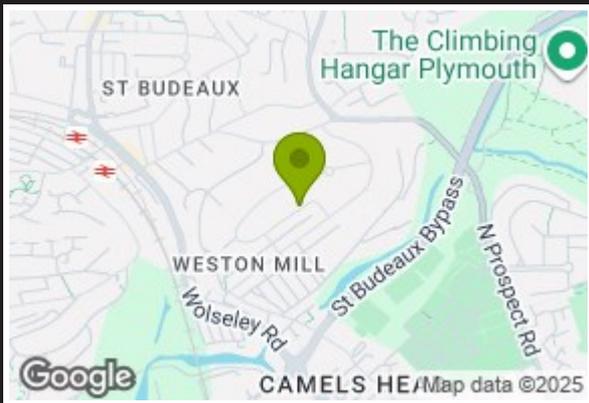
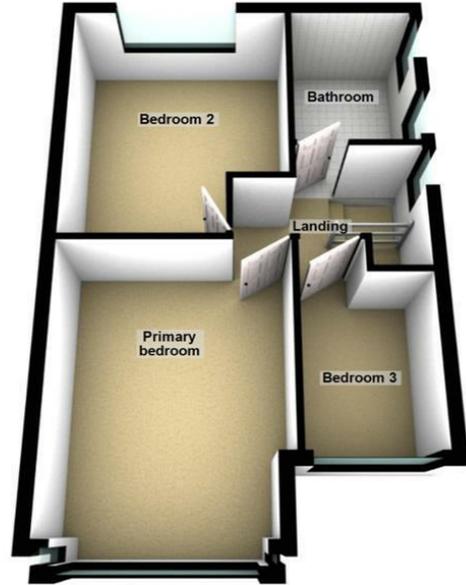
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Ground Floor



First Floor



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		72	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net