



Cross Keys Estates

Opening doors to your future



17 Charlotte Street
Plymouth, PL2 1RH
Guide Price £140,000 Freehold



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**** Guide Price £140,000 to £150,000 ****

Nestled in the charming residential area of Morice Town, this delightful grade II listed mid-terrace cottage-style property on Charlotte Street is a true gem. It boasts a unique character that is both inviting and full of history. The property features a spacious and bright hallway that welcomes you into the home, leading to a comfortable sitting room adorned with a feature fireplace, perfect for cosy evenings. Adjacent to this, you will find a separate dining room, ideal for entertaining guests or enjoying family meals.

The newly fitted kitchen is sleek and modern, providing a wonderful space for culinary creativity.

While the property is in need of some cosmetic refurbishment in certain areas, it presents an excellent opportunity for first-time buyers or investors looking to add their personal touch.

- Mid Terrace Cottage Style Property
- Newly Fitted Modern Kitchen
- Popular Residential Area
- In Need Of Cosmetic Uplift
- Rear Courtyard & Off Road Parking
- Two Generous Double Bedrooms
- Sitting Room & Dining Room
- Contemporary Family Bathroom
- Perfect For FTB Or Investors
- No Onward Chain, 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-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.

Morice Town

This property is located within the popular residential area of Morice Town. Morice Town has in recent years undergone extensive refurbishment and now has a 'Home Zone' area which comprises of bricked roads with raised planters and residents parking. Morice Town is situated within close proximity to the Torpoint Ferry which provides easy access into Cornwall. Morice Town is also close to the Dockyard making this property ideal for Dockyard workers. Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

More Property Information

With no onward chain, this home offers a convenient and straightforward buying process. The private rear courtyard provides a lovely outdoor space for relaxation or al fresco dining. Additionally, the property is conveniently located close to local amenities, shops, and the Dockyard, ensuring that everything you need is within easy reach.

This charming cottage-style home is not to be missed, offering both potential and a prime location in Plymouth. Whether you are looking to make it your first home or seeking an investment opportunity, this property is sure to impress.

Hallway

23'2" x 6'7" (7.05m x 2.00m)

Stairs, open plan, door to:

Sitting Room

12'0" x 13'1" (3.66m x 4.00m)

Dining Room

10'10" x 9'10" (3.29m x 3.00m)

Kitchen

13'7" x 8'4" (4.15m x 2.53m)

Window to side, door to:

Bathroom

10'1" x 8'4" (3.07m x 2.53m)

Landing

10'0" x 6'5" (3.04m x 1.96m)

Primary Bedroom

12'10" x 14'9" (3.91m x 4.50m)

Bedroom 2

10'0" x 10'9" (3.04m x 3.28m)

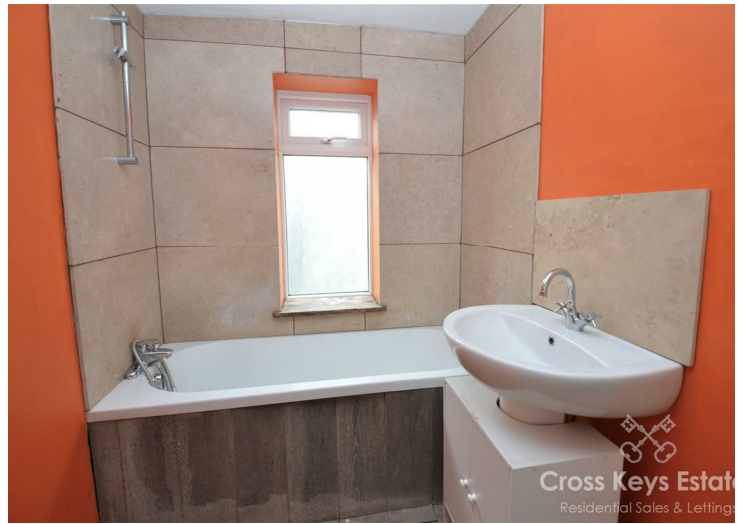
Courtyard & Parking

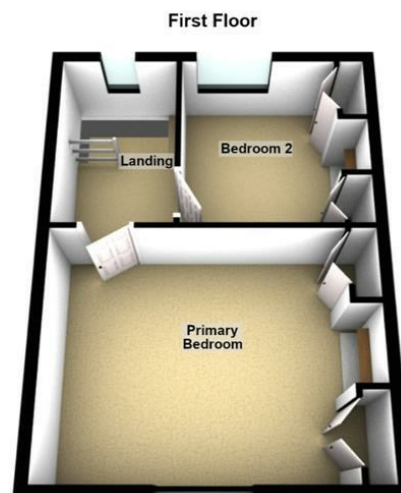
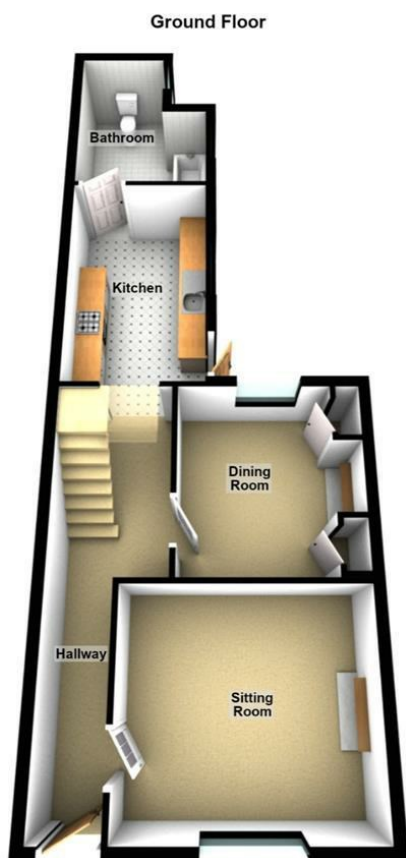
Cross Keys Estates Lettings Department

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

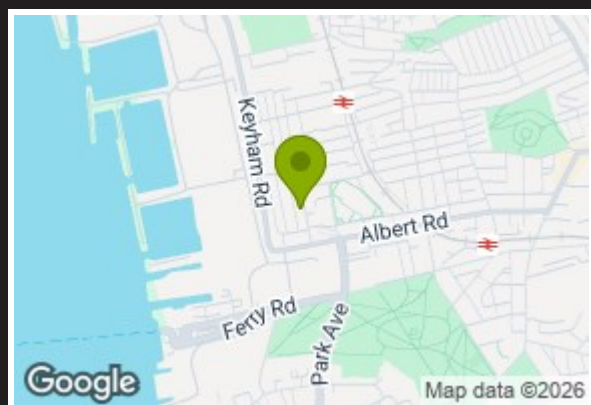
Financial Services

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



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 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 A

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