



# Cross Keys Estates

## Opening doors to your future



Cross Keys Estates

Residential Sales & Lettings



Cross Keys Estates  
Residential Sales & Lettings



Cross Keys Estates  
Residential Sales & Lettings

6 Cornwall Street  
Plymouth, PL1 4NY

Guide Price £240,000 Freehold



6 Cornwall Street, Plymouth, PL1 4NY

Guide Price £240,000 Freehold

\*\* Guide Price £240,000 - £260,000 \*\*

Cross Keys Estates is thrilled to introduce this stunning mid-terrace house located on Cornwall Street in the desirable area of Devonport. This property has been immaculately presented and tastefully refurbished, making it a perfect turn-key opportunity for potential buyers.

As you step inside, you will be greeted by a spacious reception room that flows seamlessly into a beautifully designed open-plan kitchen and dining area. The sleek, modern fitted kitchen is ideal for both cooking and entertaining, ensuring that family gatherings and social events are a delight. The three generously sized bedrooms are flooded with natural light, creating a warm and inviting atmosphere throughout the home.

- Stunning Mid Terrace Property
- Three Generously Sized Bedrooms
- Open Plan Kitchen/Diner
- Decorated To A High Standard
- Communal Parking, No Onward Chain

- Immaculately Presented Throughout
- Highly Sought After Location
- Stylish Shower Room, Additional Toilet
- Large Private Rear Garden
- Furnishings Included, EPC=C76



Cross Keys Estates  
Residential Sales & Lettings



Cross Keys Estates  
Residential Sales & Lettings

## 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.

### Devonport

Devonport, formerly named Plymouth Dock or just Dock, is a district of Plymouth sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency.

### More Property Information

The property also boasts a large private rear garden, providing a perfect outdoor space for relaxation or play. Additionally, there is communal parking available, making it convenient for residents and guests alike. With no onward chain, this property is ready for you to move in without delay.

Situated in a highly popular residential area, this home is not only a fantastic living space but also a great investment opportunity. Do not miss out on the chance to make this beautiful property your own. Contact us today to arrange a viewing and experience all that this delightful home has to offer.

### Hallway

#### Sitting Room

17'1" x 12'6" (5.20m x 3.82m)

#### Kitchen/Dining Room

11'1" x 17'1" (3.37m x 5.21m)

#### Cloakroom

#### Toilet

#### Landing

#### Primary Bedroom

7'11" x 9'11" (2.41m x 3.03m)

#### Shower Room

#### Bedroom 2

11'5" x 9'11" (3.49m x 3.03m)

#### Bedroom 3

7'7" x 6'11" (2.31m x 2.10m)

#### 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

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, 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@themortgagelab.co.uk



Cross Keys Estate  
Residential Sales & Letting



Cross Keys Estate  
Residential Sales & Letting

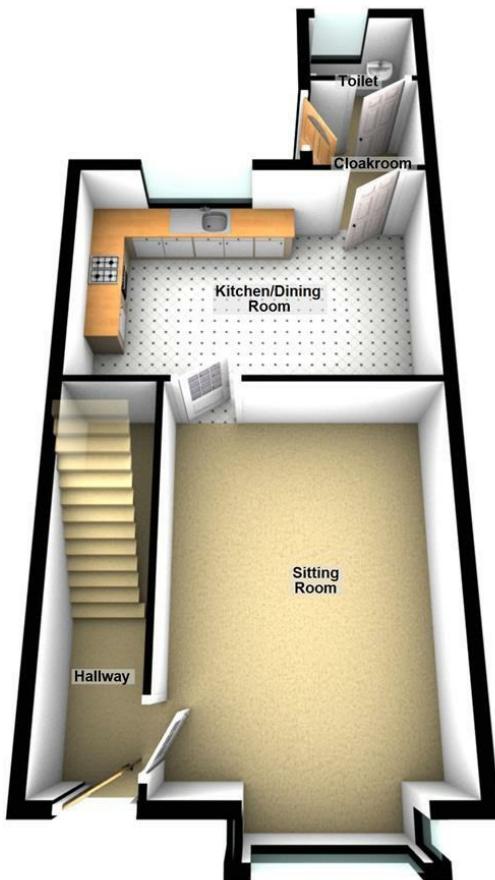


Cross Keys Estates  
Residential Sales & Lettings

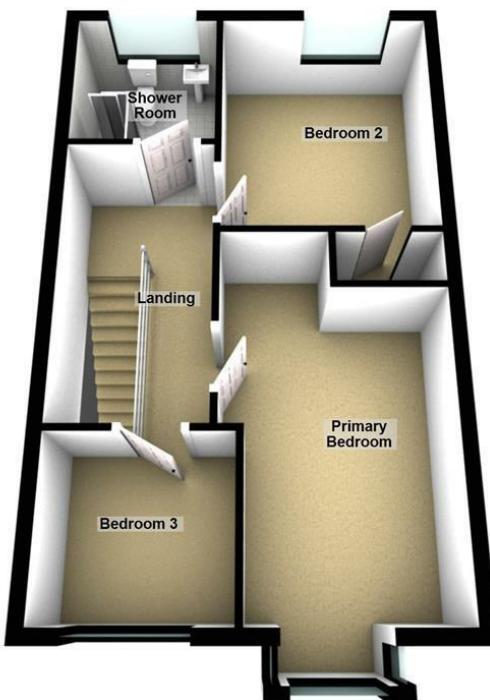


Cross Keys Estate  
Residential Sales & Letting

### Ground Floor



### First Floor



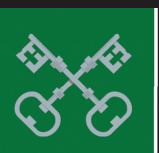
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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**



**Cross Keys Estates**  
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | [sales@crosskeysestates.net](mailto:sales@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)