# Cross Keys Estates

Opening doors to your future








34 Buckfast Close

Plymouth, PL2 2HD

Guide Price £150,000 Leasehold



# 34 Buckfast Close, Plymouth, PL2 2HD

## Guide Price £150,000 Leasehold

** Guide Price £150,000 to £160,000 **
Cross Keys Estates is delighted to present this charming purpose-built ground floor apartment located in the desirable area of Buckfast Close, Ham. This property is an excellent opportunity for first-time buyers or investors seeking a modern and convenient living space.
As you enter the apartment, you are greeted by a light and welcoming hallway that sets the tone for the rest of the home. The apartment has been recently decorated throughout, ensuring a fresh and contemporary feel. It boasts two generously sized bedrooms, providing ample space for relaxation and rest. The open-plan sitting room and kitchen area is a highlight of the property, featuring patio doors that lead out to a lovely private rear garden. This outdoor space is perfect for enjoying the fresh air or entertaining guests.

- Purpose Built Ground Floor Apartment
- Two Generously Sized Bedrooms
- Lovely Private Rear Enclosed Garden
- Perfect For FTB Or Investors
- Close To Amenities, Shops, Nature Reserve
- Recently Decorated Throughout
- Open Plan Sitting Room/Kitchen
- Sought After Residential Area
- Modern Family Bathroom
- No Onward Chain, EPC-C





## 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.

## Ham
Ham is a post-war suburb of Plymouth in the county of Devon, England. It is named after the 17th century Ham House, home of the Trelawney family and is home to Ham Woods, a Local Nature Reserve coverings 35.9 hectares (that's about 36 full-sized football pitches) and is located just south of the A38, adjacent to the Burrington Industrial Estate and north of the areas of Ham and Pennycross. Habitats include woodland, rough grassland, hedgerows and marsh. Sited in a steep valley, it is a lovely place to walk, play and relax. More than 200 species of plants and almost 80 species of birds have been recorded within the woods, a great place to enjoy and learn about nature.

## More Property Information
The modern family bathroom adds to the appeal, offering both style and functionality.
Additional features include bike shed storage and allocated off-road parking in the car park, making this apartment both practical and convenient. Situated in a peaceful cul-de-sac location, residents can enjoy a tranquil environment while still being close to local amenities, shops, and the beautiful Ham Woods nature reserve.
With a long lease and no onward chain, this property is ready for you to move in without delay. Early viewing is highly advised to fully appreciate all that this delightful apartment has to offer. Council tax band and EPC rating C further enhance the attractiveness of this wonderful home.

## Entrance Hall
5'1" x 7'3" (1.56m x 2.22m)

## Lounge/Kitchen/Dining Room
14'11" x 6'7" (4.55m x 2.00m)

## Primary Bedroom
10'5" x 13'3" (3.17m x 4.04m)

## Bathroom
7'4" x 5'8" (2.23m x 1.72m)

## Bedroom 2
12'1" x 9'2" (3.69m x 2.80m)

## Garden

## 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.



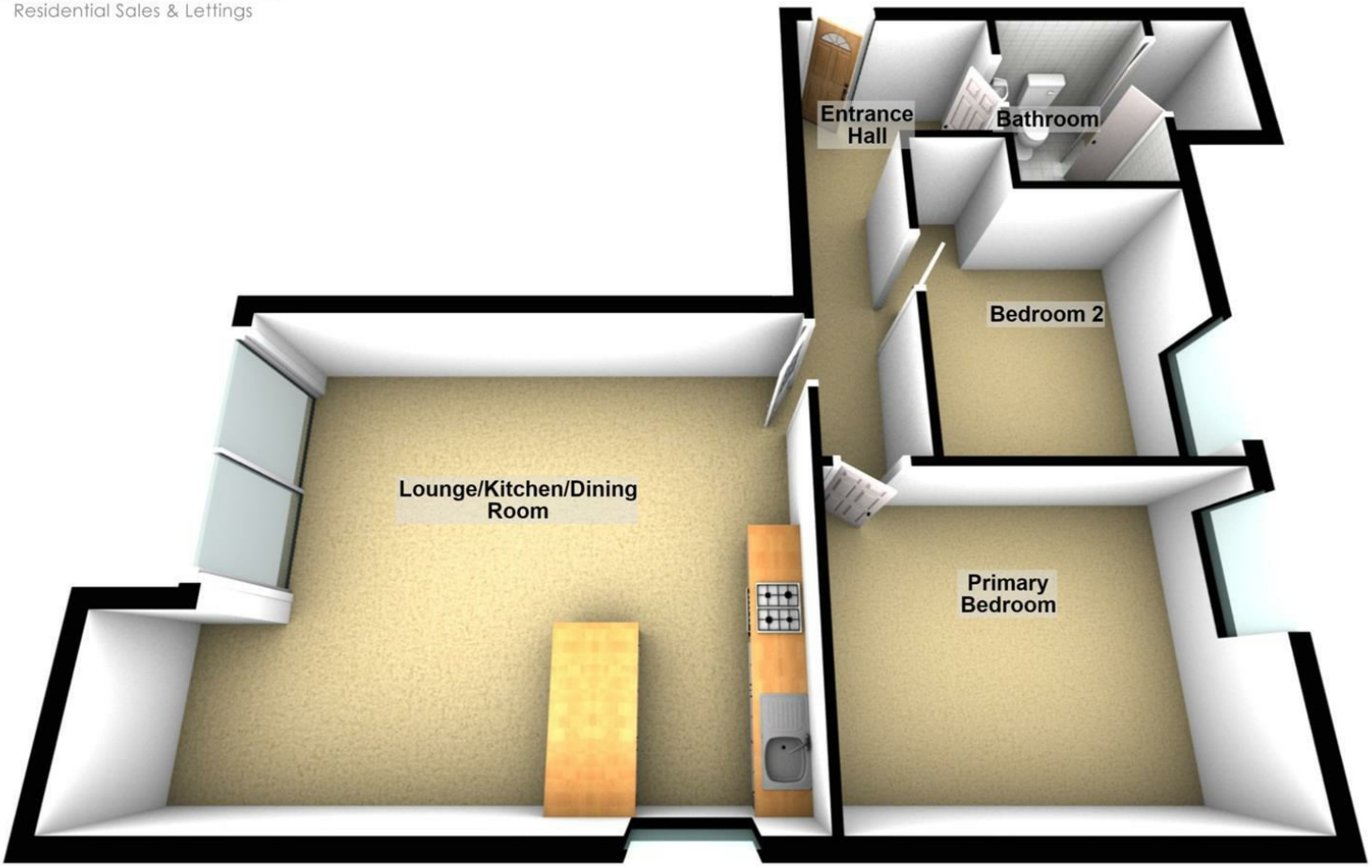


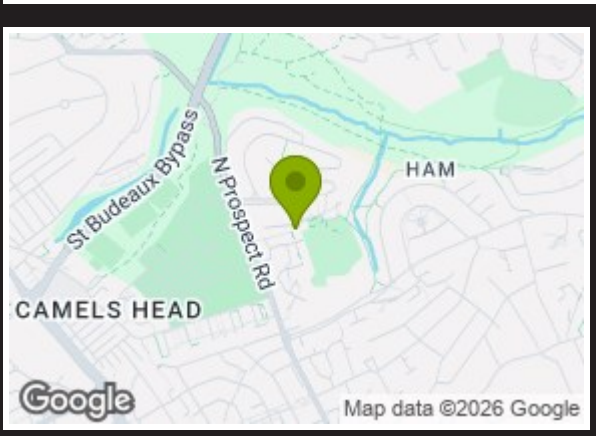


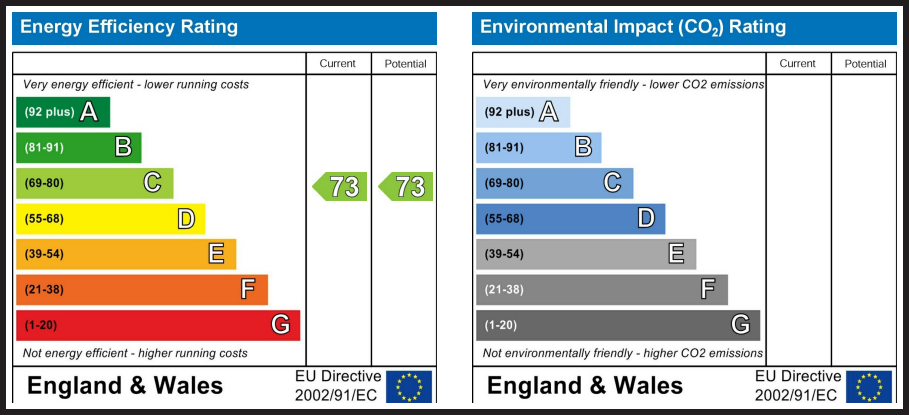


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Residential Sales & Lettings

## Ground Floor




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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**Council Tax Band A**

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