

Cross Keys Estates

Opening doors to your future



23 Rectory Road
Plymouth, PL1 5QA
Guide Price £250,000 Freehold



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**** Guide Price £250,000 to £275,000 ****

Cross Keys Estates is pleased to present this charming Edwardian style end terrace house located on the serene Rectory Road in Stoke. This well-maintained property is perfect for families seeking a comfortable and inviting home in a friendly community. As you enter, you are welcomed into a generously proportioned sitting room, featuring a delightful wood burner that adds warmth and character. The spacious dining room provides an excellent space for family gatherings, while the modern kitchen is conveniently situated nearby, making meal preparation a breeze. Upstairs, the property boasts two ample double bedrooms, perfect for restful nights, alongside a good-sized single bedroom that can serve as a child's room or a study. The contemporary bathroom is a standout feature, offering a large walk-in shower and a stunning free-standing bath, creating a luxurious retreat for relaxation.

- End Terrace Edwardian Style Property
- Fully Modernised Throughout
- Spacious Sitting Room with Wood Burner
- Stunning Bathroom With Free Standing Bath
- Available With No Onward Chain
- Easy Access to Town Centre / Waterfront
- Three Ample Sized Bedrooms
- Wall Enclosed Decked Rear Courtyard
- Highly Sought After Quiet Location
- Early Viewing Advised, EPC - E47



Cross Keys Estates

At Cross Keys Estates, we believe that exceptional property marketing and outstanding customer service go hand in hand. As an independent, award-winning estate agency, we combine innovative marketing, expert local knowledge and a genuinely personal approach to ensure every property receives the attention it deserves. From beautifully presented photography and compelling property descriptions to targeted digital marketing and proactive sales and lettings strategies, we work tirelessly to maximise exposure, attract the right buyers and tenants, and achieve the best possible results for our clients. Our commitment to service doesn't stop once your property is on the market — we keep you informed, work proactively on your behalf and remain focused on delivering results. And, most importantly, 98% of our customers recommend Cross Keys Estates to their friends and family — a powerful reflection of the trust, service and results we strive to deliver every day. It is this combination of superior marketing, exceptional customer service and proven results that has helped make Cross Keys Estates Plymouth's leading independent estate agent.

Plymouth

Plymouth is a city where the best of Devon living comes together, offering an enviable blend of coastline, countryside, history and vibrant city life. Set between the River Tamar and the beautiful waters of Plymouth Sound, life here naturally revolves around the water, with opportunities for sailing, paddleboarding, kayaking, fishing and enjoying leisurely walks along the waterfront. The city's extensive coastline provides beautiful places to explore, from peaceful waterside walks and sandy beaches to dramatic coastal scenery, while Dartmoor and the wider Devon countryside are within easy reach for those who enjoy walking, cycling and the great outdoors.

There is also a wonderfully varied social and cultural side to Plymouth, with independent cafés, restaurants, bars and pubs, alongside theatres, galleries, live music, sporting events and a year-round programme of activities. The historic Barbican provides a particularly vibrant setting for enjoying a meal or drink beside the water, while Royal William Yard offers an impressive waterfront destination for dining, relaxing and meeting friends. For families, there are excellent opportunities to enjoy parks, beaches, leisure facilities and attractions, while professionals benefit from the city's growing business community and excellent connections across Devon, Cornwall and beyond.

From enjoying a morning coffee overlooking the Sound and an evening stroll along the Hoe, to weekends exploring the coast or escaping into the countryside, Plymouth offers a lifestyle that combines the energy and convenience of city living with the freedom and relaxation of living by the sea. It is this unique combination of location, lifestyle, community and natural beauty that makes Plymouth such an appealing place to call home.

The Rectory

The Rectory area of Plymouth enjoys an enviable position between the established neighbourhoods of Stoke and Stonehouse, offering a superb balance of residential appeal, city convenience and waterfront lifestyle. Tucked away in a peaceful enclave, the area benefits from its position alongside open parkland and green space, creating a pleasant setting that feels surprisingly removed from the hustle and bustle of the surrounding city. With no passing traffic, The Rectory has a quiet, secluded feel that is particularly appealing to families, providing a safer and more relaxed environment for children while still being close to everything Plymouth has to offer.

Just a short distance from Plymouth city centre, residents have easy access to an extensive range of shops, restaurants, cafés, bars, cultural attractions and everyday amenities, while the nearby waterfront offers scenic walks, waterside dining and the vibrant maritime atmosphere for which Plymouth is renowned. The proximity of the Royal William Yard, waterfront and city centre, combined with the tranquillity of this tucked-away residential setting, makes The Rectory an increasingly appealing location for families and those looking to enjoy a convenient yet peaceful Plymouth lifestyle.

More Property Information

This home is equipped with all the modern conveniences you would expect, including double glazing and gas central heating, ensuring comfort throughout the seasons. The rear courtyard garden is a lovely sunlit space, fully enclosed and ideal for outdoor entertaining or simply enjoying the sunshine.

Situated in a peaceful and quiet area, this property is within walking distance to the city centre and waterfront, making it an ideal location for those who appreciate both tranquillity and accessibility. With no onward chain, this highly sought-after home is ready for you to move in and make it your own. Don't miss the opportunity to secure this delightful family home in a wonderful community.

Entrance Vestibule

Hallway

Sitting Room

14'2" x 12'2" (4.33m x 3.72m)

Dining Room

11'10" x 10'2" (3.60m x 3.09m)

Kitchen

12'1" x 10'6" (3.68m x 3.21m)

Landing

Primary Bedroom

14'4" x 10'2" (4.36m x 3.09m)

Bedroom 2

11'10" x 10'2" (3.60m x 3.09m)

Bedroom 3

7'9" x 6'0" (2.35m x 1.84m)

Bathroom

Courtyard

Cross Keys Estates Lettings Department

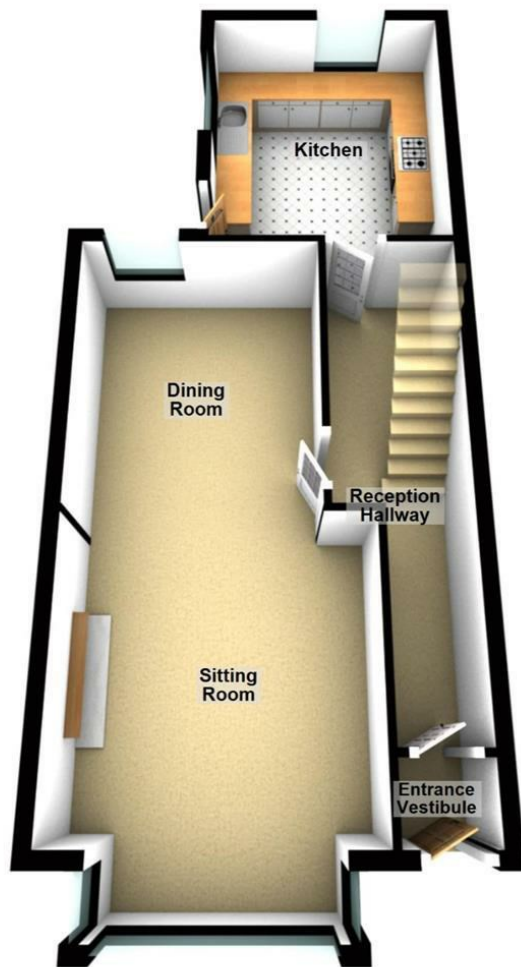
Cross Keys Estates also offer a professional, ARLA-accredited Lettings and Property Management Service, providing landlords with expert advice, proactive management and complete peace of mind. Whether you are considering letting your property to help fund your next purchase, are looking to invest in a buy-to-let property, or simply want to review the performance of your existing portfolio, our experienced team can help you make the most of your investment. With extensive local knowledge, a strong understanding of the Plymouth rental market and a proven commitment to exceptional customer service, we work hard to attract the right tenants, achieve the best possible rental returns and look after your property as if it were our own. For a free, no-obligation review or valuation of your property or portfolio, speak directly to Jack, a fully qualified, ARLA-accredited and award-winning letting agent, on 01752 500018.

Financial Services

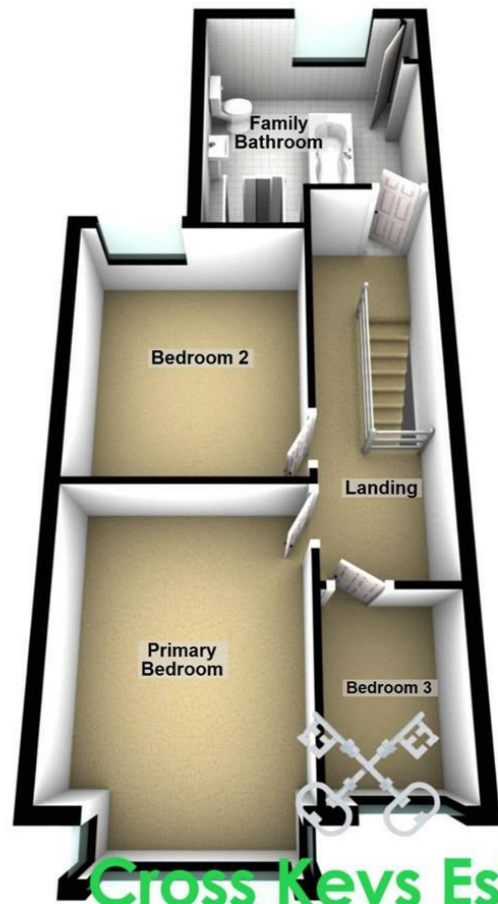
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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.millman@pn-fs.co.uk



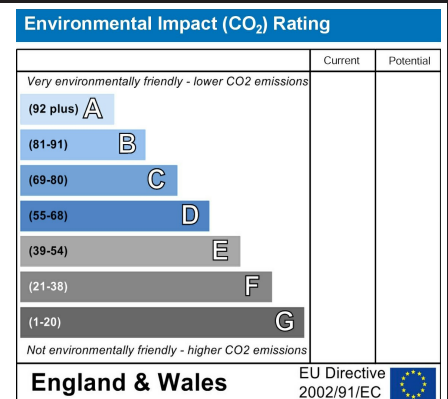
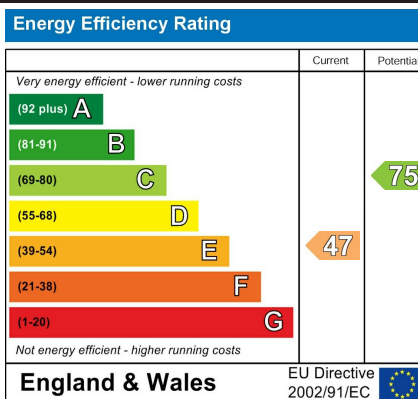
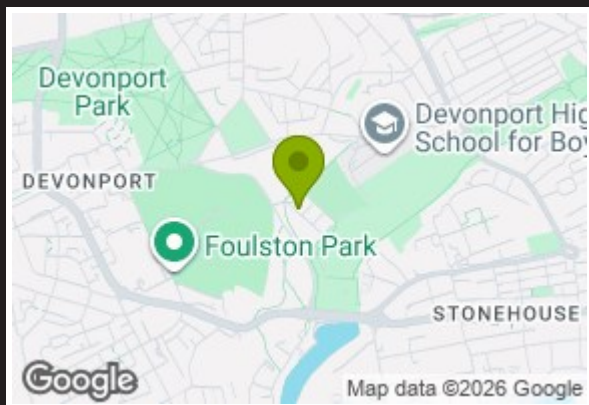
Ground Floor



First Floor



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.



Council Tax Band B



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