



Cross Keys Estates

Opening doors to your future



6 Keppel Terrace
Plymouth, PL2 1BT
Price £299,950 Freehold

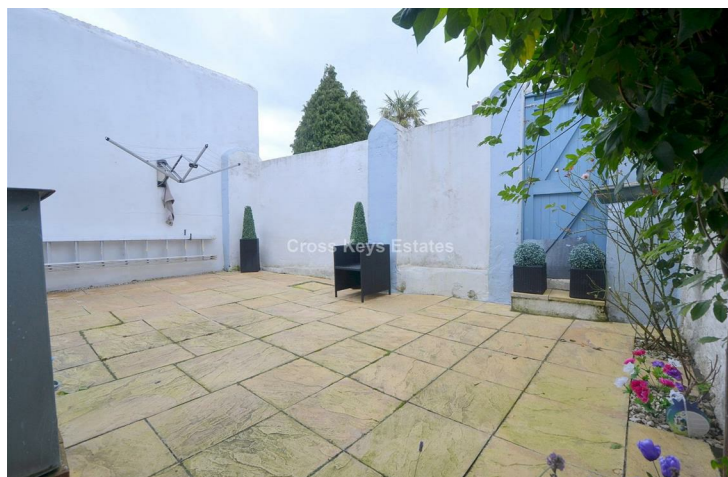


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Price £299,950 Freehold

Cross Keys Estates are delighted to present this substantial Georgian mid-terraced property situated along a quiet street within the sought after area of Stoke and just a few minutes walk from Stoke Village itself. The property offers a most sizeable family home and benefits from modern and bright accommodation laid out over three floors, briefly comprising entrance hallway, living room, dining room, modern kitchen with integrated appliances on the ground floor, two large double bedrooms, a large modern family bathroom and a separate WC on the first floor, along with three further double bedrooms and a modern shower room on the second floor. uPVC double glazing and gas central heating are installed throughout and the property also benefits from solar panels attached to the roof which substantially improve the energy efficiency of the property. Externally there is a fully enclosed rear courtyard garden, a lovely patio seating area to the front and a driveway providing off road parking for two vehicles.

- Substantial Georgian Family Home
- Well Presented Throughout
- Two Lovely Reception Rooms
- Modern Bathroom & Shower Room
- Solar Panels, uPVC DG, Gas CH
- Five Large Double Bedrooms
- Spacious & Versatile Accommodation
- Kitchen with Integrated Appliances
- Parking & Courtyard Gardens
- EPC - D68 D66



Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airport located in Exeter (49 miles away).

Stoke

Stoke is a sought after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. City College Plymouth is located on the southern fringes of the area. There are a number of large recreational areas including Mount Pleasant Recreation Ground, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located off Milehouse Road.

Sitting Room

13'1" x 16'2" (4.00m x 4.93m)

Dining Room

13'1" x 15'1" (4.00m x 4.60m)

Kitchen

15'6" x 10'2" (4.73m x 3.11m)

Bedroom 1

13'1" x 21'4" (4.00m x 6.50m)

Bedroom 2

13'1" x 15'1" (4.00m x 4.60m)

Bedroom 3

12'8" x 11'6" (3.87m x 3.51m)

Bedroom 4

11'8" x 9'9" (3.56m x 2.98m)

Bedroom 5

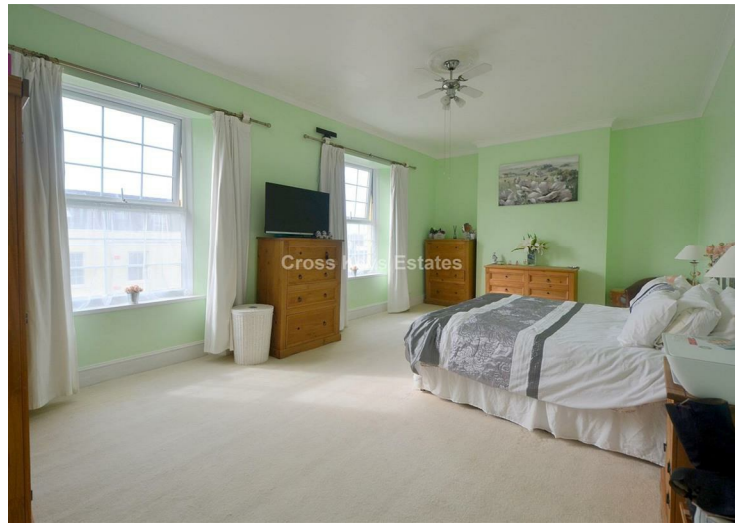
9'2" x 9'6" (2.80m x 2.89m)

Family Bathroom

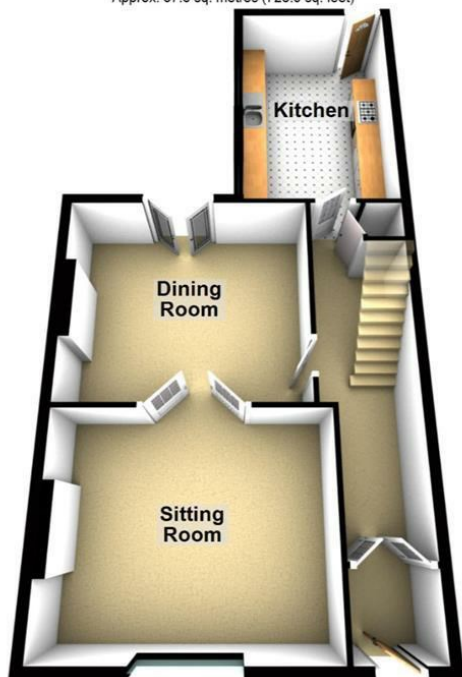
Shower Room

Lettings

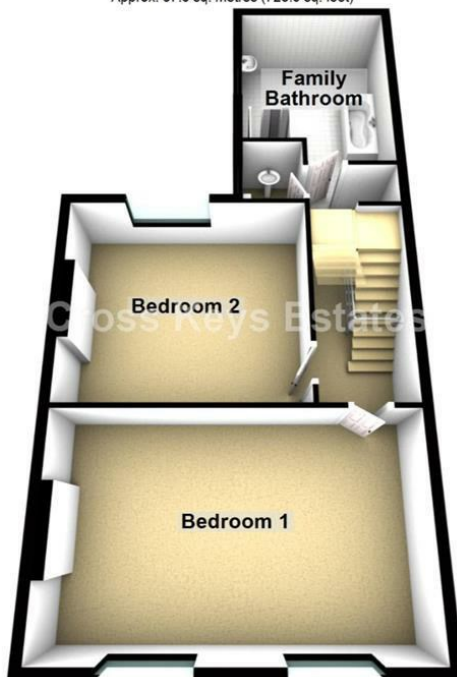
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018



Ground Floor
Approx. 67.6 sq. metres (728.0 sq. feet)



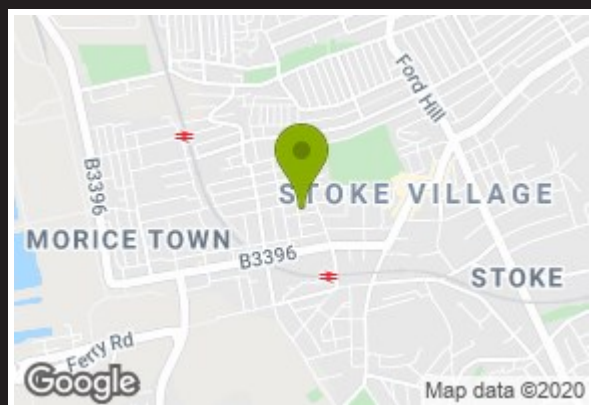
First Floor
Approx. 67.6 sq. metres (728.0 sq. feet)



Second Floor
Approx. 49.5 sq. metres (532.7 sq. feet)



Total area: approx. 184.8 sq. metres (1988.8 sq. feet)



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 (CO₂) 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 C

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