



# Cross Keys Estates

Opening doors to your future



93 Beaumaris Road  
Plymouth, PL3 5SA  
Guide Price £280,000 Freehold



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\*\* Guide Price £280,000 to £300,000 \*\*

Cross Keys Estates is thrilled to introduce this stunning semi-detached house located on the desirable Beaumaris Road in Hartley Vale. This property has been beautifully presented and finished to a high standard, making it an ideal family home. Upon entering, you are welcomed by a spacious and bright hallway that leads to an open-plan sitting room and dining room. This area is filled with natural light, creating a warm and inviting atmosphere for family gatherings or entertaining guests. The modern fitted kitchen is both stylish and functional, perfect for those who enjoy cooking. The property boasts three well-proportioned bedrooms, comprising two doubles and one single, providing ample space for family members or guests. The contemporary bathroom is designed with comfort in mind, ensuring a relaxing retreat at the end of the day.

- Gorgeous Semi Detached Property
- Well Presented Throughout
- Stylish Modern Fitted Kitchen
- Large Private Rear Garden
- Close To Amenities, Shops & Schools
- Highly Desirable Residential Area
- Open Plan Sitting Room & Dining Room
- Three Bright And Airy Bedrooms
- Off Road Parking & Garage
- Ideal Family Home, 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-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.

## Hartley Vale

Hartley is one of Plymouth's most desirable residential areas, popular with families and professionals thanks to its excellent amenities, highly regarded schools and convenient location. The area is close to a number of well-respected schools including Compton CofE Primary School. Residents benefit from easy access to a range of local amenities, including Morrisons Supermarket, Boots Pharmacy, local convenience stores and the independent shops, cafés and services of nearby Hyde Park Village. For outdoor recreation, Hartley Park and Pleasure Grounds, Thorn Park and Central Park are all within easy reach, providing green open spaces, play areas and leisure facilities. With excellent transport links to Plymouth city centre, Derriford Hospital and the A38, Hartley offers an attractive blend of convenience, community and quality of life.

## More Property Information

One of the standout features of this home is the large private rear garden, which is not overlooked and backs onto trees, offering a peaceful outdoor space for children to play or for hosting summer barbecues. Additionally, there is off-road parking available for two vehicles, along with a garage for extra storage or convenience.

Furthermore, permission has been granted to extend the property, allowing for future enhancements to suit your family's needs. Given its excellent location and the quality of the accommodation, early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

## Hallway

13'11" x 6'0" (4.25m x 1.82m)

## Sitting Room

13'11" x 11'1" (4.25m x 3.38m)

## Dining Room

9'7" x 9'1" (2.92m x 2.77m)

## Kitchen

9'7" x 8'0" (2.92m x 2.43m)

## Landing

9'8" x 6'3" (2.94m x 1.90m)

## Primary Bedroom

12'8" x 10'10" (3.85m x 3.30m)

## Bedroom 2

10'10" x 10'10" (3.31m x 3.30m)

## Bathroom

5'8" x 6'3" (1.73m x 1.90m)

## Bedroom 3

7'10" x 6'3" (2.39m x 1.90m)

## Garden

## Cross Keys Estates Lettings Department

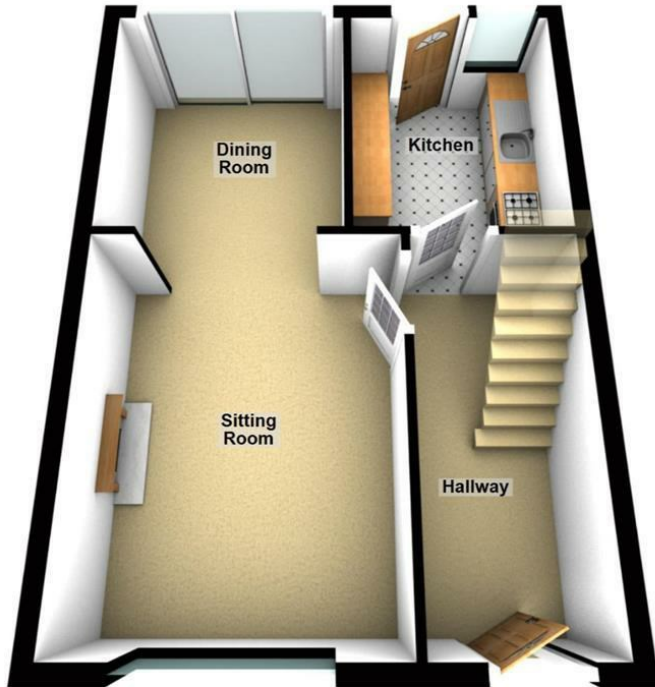
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## Financial Services

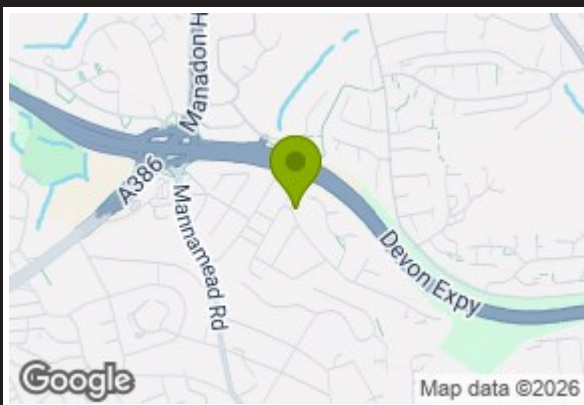
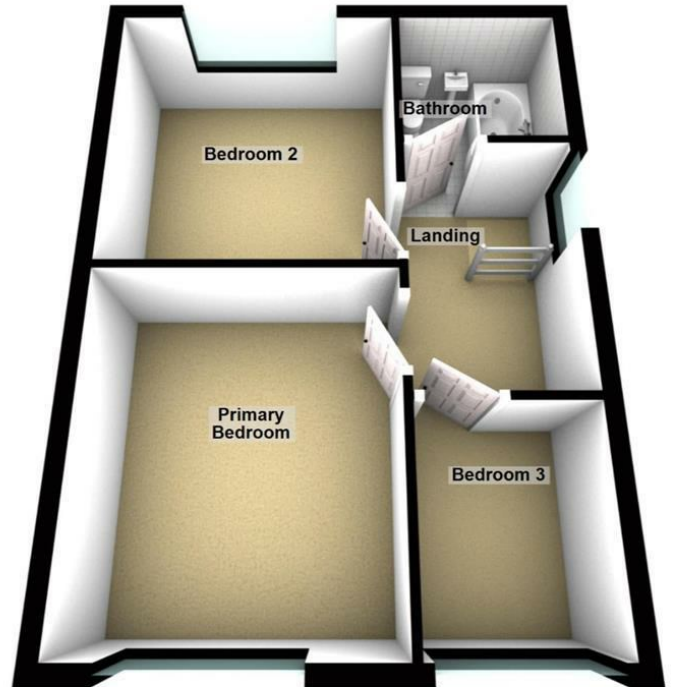
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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