



Cross Keys Estates

Opening doors to your future



30 Fredington Grove
Plymouth, PL2 3EA
Guide Price £275,000 Freehold



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**** Guide Price £275,000 to £300,000 ****

Nestled in the serene cul-de-sac of Fredington Grove, Milehouse, this charming semi-detached house is a splendid opportunity for families seeking a modern yet homely abode. Built in the 1930s, this property has been fully modernised and is presented in immaculate condition, reflecting the care and attention of its current owner. The accommodation is thoughtfully designed to cater to family living. Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The fitted kitchen is well-equipped, complemented by a convenient utility room that adds to the practicality of the home. The property boasts three generously sized double bedrooms, ensuring ample space for family members or guests. The family bathroom is a delightful four-piece suite, providing a touch of luxury for everyday use.

- Fabulous Semi Detached Family House
- Close To Mont Pelier & DHSG School
- Sitting Room, Dining Room, Fitted Kitchen
- Utility Room, Detached Single Garage
- Smartly Presented Property Throughout
- Quiet Tucked Away Cul-De-Sac Location
- Fresh, Modern & Contemporary Interior
- Three Ample Double Bedrooms, Bathroom
- Double Driveway, Front & Rear Gardens
- Early Viewing Highly Recommended



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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.

Milehouse

Milehouse is a late Victorian and 1930s suburb of Plymouth. Formerly it was famous for the site of Outland House, the large family home of Robert Falcon Scott, who led the tragic British expedition to the South Pole. The area borders Plymouth's huge Central Park and is adjacent to Home Park, the ground of Plymouth Argyle football club. It is a reputable area with good facilities and is convenient to the city centre, the nightlife zones, the parkland and the main road in and out of town. The area is held in high regard by young and old families alike, due to its proximity to amenities such as the Britannia (Wetherspoons pub), Home Park, Life Centre and is a perfect location for those that commute both into town, northbound to Derriford Hospital and the science and business parks via the A38 dual carriageway.

More Property Information

Additional features include double glazing and gas central heating, ensuring comfort throughout the seasons. The property also benefits from a detached single garage and a double-length driveway, providing parking for two vehicles. The front and rear gardens offer delightful outdoor spaces for children to play or for hosting summer gatherings.

The location is particularly appealing, being in close proximity to Central Park, Mont Pelier Primary School, and Devonport High School for Girls, making it an ideal choice for families. This property truly represents a wonderful opportunity to acquire a family home in a peaceful and convenient setting. We invite you to view this exceptional property and discover all it has to offer.

Entrance Hallway

Sitting Room

11'3" x 11'11" (3.44m x 3.62m)

Dining Room

12'10" x 10'10" (3.91m x 3.31m)

Kitchen

Utility

Landing

Primary Bedroom

12'8" x 10'9" (3.86m x 3.27m)

Bedroom 2

11'5" x 10'1" (3.47m x 3.08m)

Bedroom 3

7'7" x 7'8" (2.30m x 2.34m)

Family Bathroom

Garage & Gardens

Cross Keys Estates Lettings Department

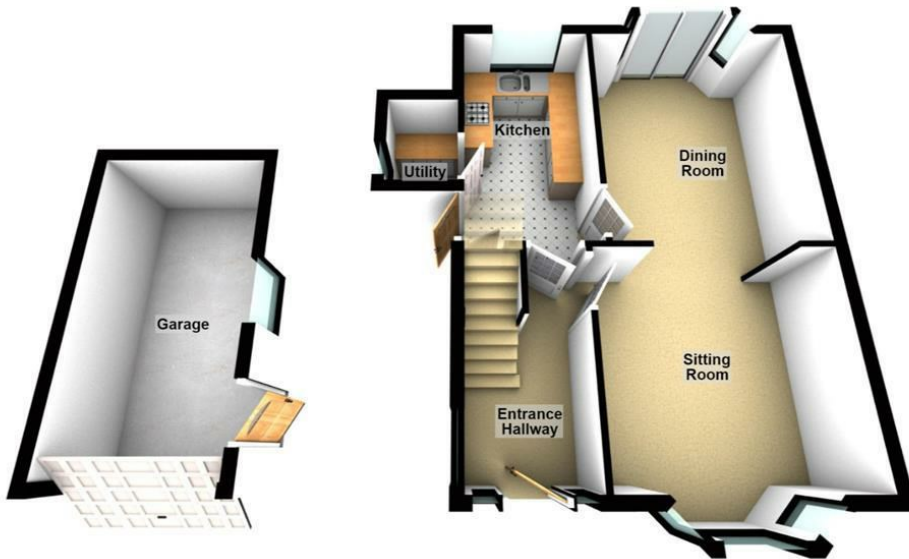
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

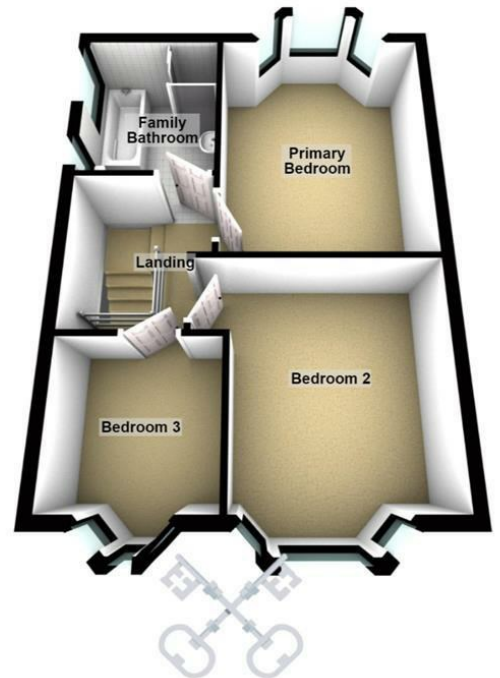
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Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



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		
		82
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		
England & Wales		

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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Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net