



# Cross Keys Estates

Opening doors to your future



4 Whitleigh Cottages Whitleigh Avenue  
Plymouth, PL5 3AT  
Guide Price £170,000 Freehold



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\*\* Guide Price £170,000 to £180,000 \*\*

Cross Keys Estates is delighted to present this charming mid-terrace cottage located on the highly sought-after Whitleigh Avenue. This well-presented property has been lovingly maintained, making it an ideal choice for first-time buyers or those seeking a cosy home.

As you enter, you are welcomed into a generously sized sitting room that is flooded with natural light, creating a warm and inviting atmosphere. The stable front door adds a touch of character, enhancing the cottage's appeal. The smart kitchen is equipped with modern fittings, and a convenient utility room provides additional space for your household needs.

- Characteristic Mid Terrace Cottage
- Highly Desirable Residential Area
- Sleek Modern Fitted Shower Room
- Private Rear Courtyard Garden
- Smart Kitchen and Utility Room
- Well Presented Throughout
- Two Light And Airy Bedrooms
- Generously Sized Sitting Room
- Allocated Off Road Parking Space
- No Onward Chain, EPC-D59



## 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.

### Crownhill

Location is a huge bonus for this wonderful property, being just a few minutes' walk from a plethora of local amenities in Crownhill Village including local convenience stores, take-away restaurants, launderette and The Tamar public house. Many regular local bus services operate close to the property along Crownhill Road and Tavistock Road giving access into Plymouth City Centre, Derriford Hospital and many other locations across the city. Crownhill is a highly regarded area found just north of the A38 dual carriageway which runs through Plymouth and allows easy access to Exeter and further to the North and into Cornwall via the Tamar Bridge. The property is also within the catchment areas for a good primary and secondary school, with Widey Court Primary School and Sir John Hunt Community Sports College.

### More Property Information

The property boasts two good-sized bedrooms, both light and airy, offering a comfortable retreat at the end of the day. The sleek modern fitted shower room is both stylish and functional, catering to your daily needs with ease.

Step outside to discover a private rear courtyard garden, a delightful suntrap perfect for enjoying the outdoors, whether for relaxation or entertaining guests. Additionally, the property includes an allocated off-road parking space, a valuable feature in this popular area.

With no onward chain, this lovely cottage is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home in a fantastic location.

### Sitting Room

15'5" x 14'5" (4.71m x 4.40m)

### Kitchen

8'6" x 7'7" (2.60m x 2.30m)

### Utility

8'8" x 6'7" (2.65m x 2.01m)

### Landing

### Primary Bedroom

8'4" x 13'11" (2.55m x 4.25m)

### Shower Room

### Bedroom 2

7'2" x 7'9" (2.18m x 2.35m)

### Courtyard Garden

### Allocated Parking Space

### Cross Keys Estates Lettings Department

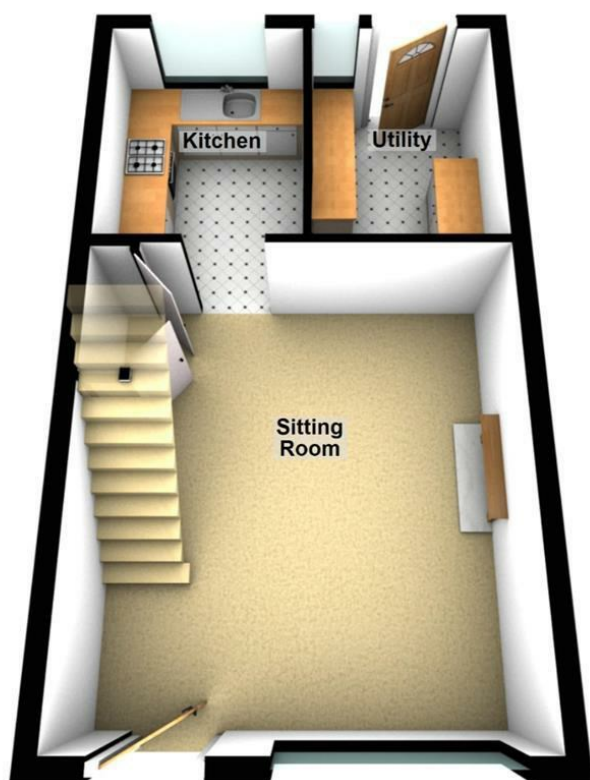
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial Services

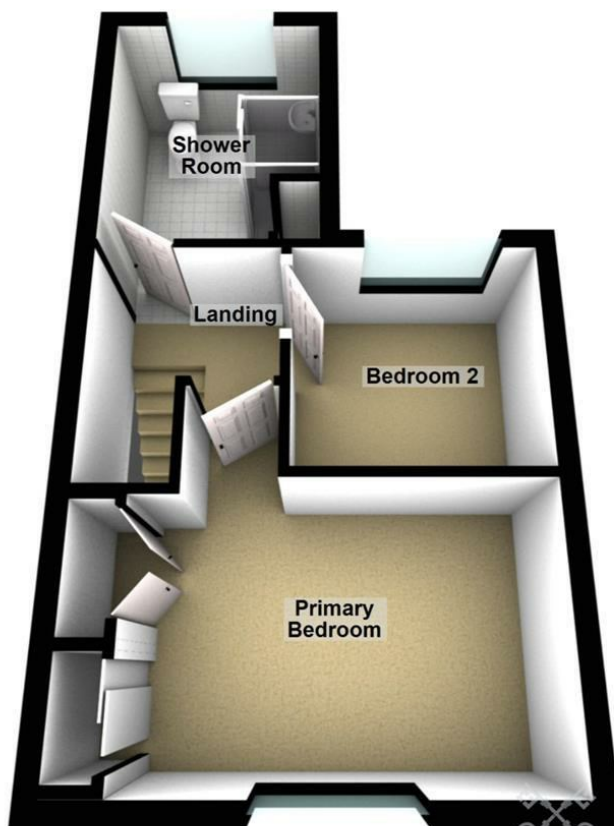
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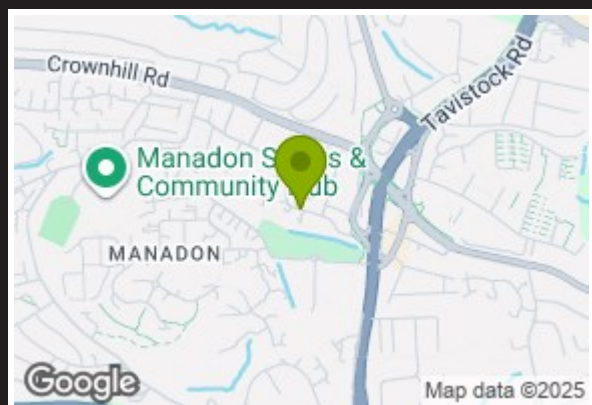
Ground Floor



First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 90        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 59                      |           |
| (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 B**



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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