



# Cross Keys Estates

Opening doors to your future



23 Jubilee Road  
Plymouth, PL5 2PQ  
Guide Price £245,000 - £265,000



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Cross Keys Estates are pleased to present this spacious semi-detached family home in a tranquil cul-de-sac on Jubilee Road, West Park. The property offers a wonderful opportunity for those seeking a blend of comfort and potential. With three generously sized bedrooms, including a converted loft room complete with an en-suite shower room, this property is ideal for families or those looking for extra space. The home features two light and airy reception rooms, providing ample space for relaxation and entertaining. The modern, newly fitted kitchen is complemented by a convenient utility room and an office room, making it perfect for those who work from home or require additional storage. The bright family bathroom adds to the overall appeal of this well-designed residence.

- Spacious Semi-Detached Family Home
- Two Light And Airy Reception Rooms
- Large Private Rear Garden, Summer House
- Peaceful Cul-De-Sac Location
- Office Room, Utility Room, No Onward Chain
- Three Generous Sized Bedrooms
- Modern Newly Fitted Kitchen
- Family Bathroom, En- suite Shower Room
- Highly Sought-After Residential Location
- Early Viewing Recommended, EPC=C70



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.

West Park

As the name suggests, West Park is located to the west of Plymouth City Centre, less than five miles away, neighbouring Whiteleigh, Honicknowle, Ham and Ernesettle. There are a lot of local facilities here including five schools (Knowle Primary, Ernesettle Community, Marine Academy, Mount Tamar and Mill Ford), a thriving shopping precinct and some really great outdoor green spaces. Ringmore Way encircles Knowle Battery Playing Fields, on the site of the former 19th century fort. This mainly residential district grew from the need to rehome so many of the residents of Plymouth after their houses were destroyed in the second world war and sprang to life in the 1950's with most of the housing stock being built from materials of the time. West Park is one of those close knit community areas where you can find absolutely everything that you need day to day, for bigger shopping requirements there is Transit Way, a large and growing shopping complex with names like Tesco, Matalan, Lidl, B&M, Argos as well as a post office, charity shop, pet shop and an angling centre. Crownhill Road is the main arterial road that dissects West Park and Crownhill itself whilst linking East and West Plymouth and also provides an easy link to the North of Plymouth and beyond to Dartmoor at the junction with Tavistock Road.

More Property Information

Outside, the expansive private rear garden is a true highlight, offering a safe haven for children and pets alike. With a summerhouse and a large shed at the bottom of the garden, it is an excellent space for hosting summer gatherings with friends or simply enjoying the outdoors. The property benefits from off-road parking for two vehicles, ensuring convenience for you and your guests. While the home is in need of some work to bring it together, it presents a fantastic opportunity to create your dream living space. With no onward chain, this property is ready for you to make it your own. Early viewing is highly recommended to fully appreciate the potential and charm of this delightful family home.

Entrance Porch

Reception Hallway  
6'7" x 6'5" (2.00m x 1.95m)

Sitting Room  
10'6" x 11'10" (3.19m x 3.60m)

Fitted Kitchen  
6'4" x 15'5" (1.92m x 4.70m)

Dining Room  
12'4" x 13'2" (3.77m x 4.02m)

Utility/Cloakroom  
6'9" x 6'5" (2.05m x 1.95m)

Office  
14'0" x 7'5" (4.26m x 2.26m)

Landing

Primary Bedroom/ Loft Room  
6'7" x 18'5" (2.00m x 5.61m)

En-suite Shower Room

Bedroom 2  
9'5" x 11'10" (2.86m x 3.60m)

Family Bathroom

Bedroom 3  
7'2" x 11'1" (2.18m x 3.39m)

Garden

Cross Keys Lettings Department

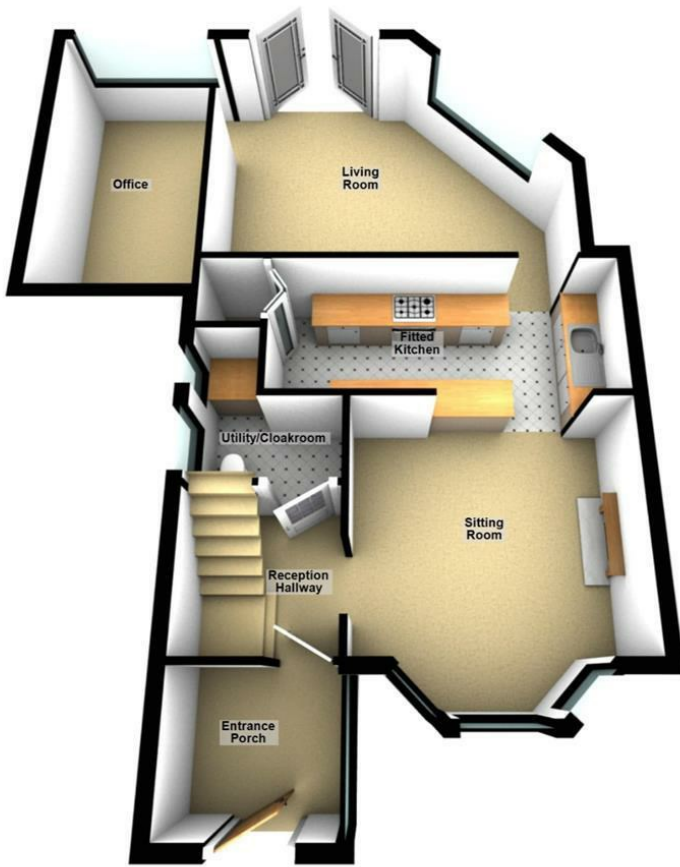
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

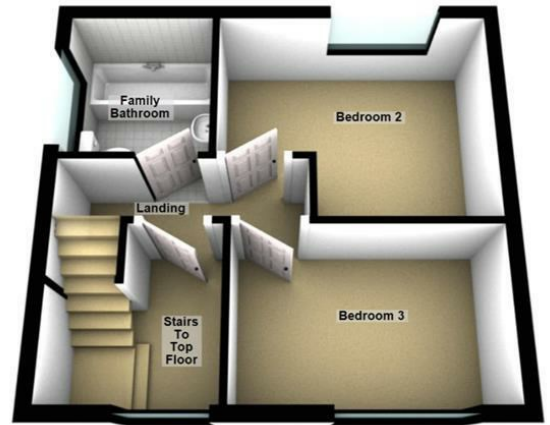
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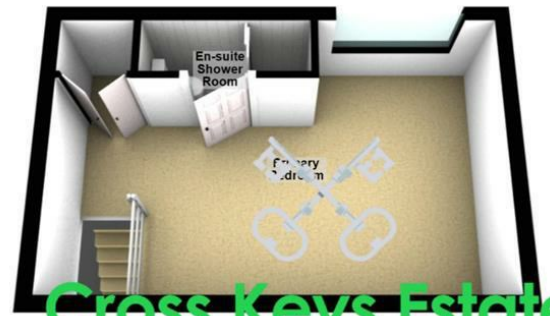
Ground Floor



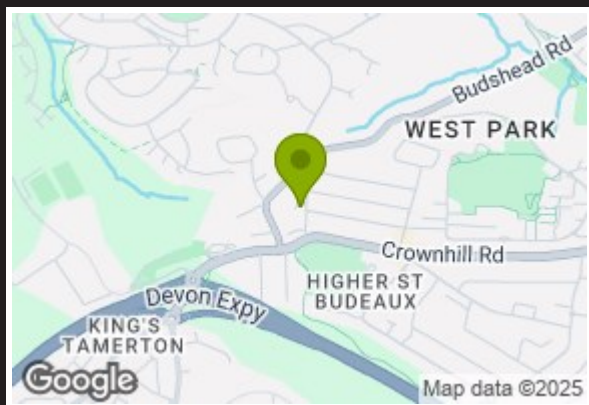
First Floor



Second Floor



**Cross Keys Estates**  
Residential Sales & Lettings



## 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 |         |           |

England &amp; Wales

EU Directive  
2002/91/ECEnvironmental 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 |         |           |

England &amp; 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.



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PROTECTED

Council Tax Band B



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