



# Cross Keys Estates

Opening doors to your future



47 Clarence Place  
Plymouth, PL2 1SF  
Guide Price £150,000 - £170,000 Freehold





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Nestled in the charming area of Clarence Place, Morice Town, this delightful Georgian mid-terrace townhouse offers a wonderful opportunity for families seeking a spacious and traditional home. With its generous accommodation spread over two floors, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining. Upon entering, you are greeted by an entrance vestibule leading into a welcoming reception hallway. The sitting room provides a comfortable space to unwind, while the formal dining room, which could easily serve as a fourth bedroom, offers versatility to suit your needs. The large fitted kitchen is ideal for family gatherings and is complemented by a convenient ground floor bathroom. The first floor features three generously sized double bedrooms, ensuring ample space for family members or guests.

- Lovely Georgian Mid Terrace House
- Available To Purchase With No Chain
- Sitting Room, Dining Room (Bedroom 4)
- Three Double First Floor Bedrooms
- Courtyard Garden, Street Permit Parking
- Located In Residential "Home Zone"
- Does Need Some Cosmetic Updating
- Large Fitted Kitchen
- Double Glazed, Gas Central Heating
- No Chain, Early Viewing Recommended





## More Property Information

The property benefits from double glazing and gas central heating, providing warmth and comfort throughout the year. Outside, the enclosed rear courtyard-style garden presents a private retreat for outdoor enjoyment, while residents can take advantage of on-street parking with a permit. Although the property is in need of some cosmetic updating, it is available with no onward chain, making it an attractive prospect for those looking to personalise their new home. Its prime location in a residential "Home Zone" places it within easy reach of HM Naval Base, Devonport Dockyard, and Morice Town Primary School, making it an ideal choice for families and professionals alike. This Georgian townhouse is a rare find, offering both character and potential in a sought-after area. Don't miss the chance to make it your own.

## 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.

## Morice Town

The property is conveniently situated within the area known as Morice Town, an area which can easily be missed as it is nestled away between the areas of Stoke and Keyham. The area is a fantastic place to live for those working within Plymouth Dockyard being just a few minutes walk away and local amenities are available in abundance along Albert Road or in nearby Stoke Village. Regular bus routes operate along Keyham Road and Albert Road giving access into Plymouth City Centre and numerous other locations across the city. Parking is also readily available on road and residents bays are provided on a first come, first serve basis.

## Entrance Vestibule

## Reception Hallway

## Sitting Room

13'1" x 14'5" (3.98m x 4.40m)

## Dining Room

13'1" x 12'2" (3.99m x 3.71m)

## Fitted Kitchen

11'5" x 9'11" (3.48m x 3.01m)

## Ground Floor Bathroom

## Landing

## Master Bedroom

13'1" x 18'3" (3.99m x 5.55m)

## Bedroom 2

13'1" x 12'2" (3.99m x 3.71m)

## Bedroom 3

14'8" x 9'5" (4.48m x 2.88m)

## Rear Courtyard Garden

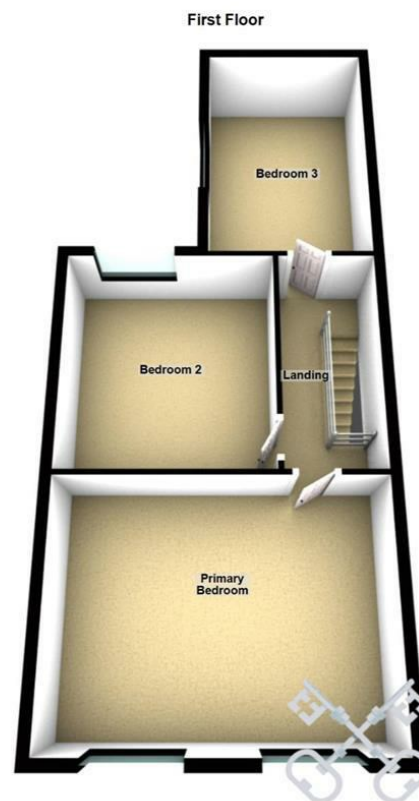
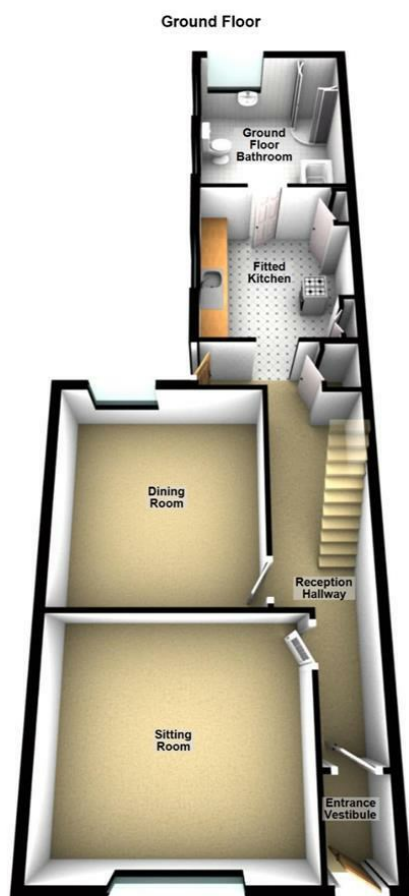
## Cross Keys Estates Sales Department

Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

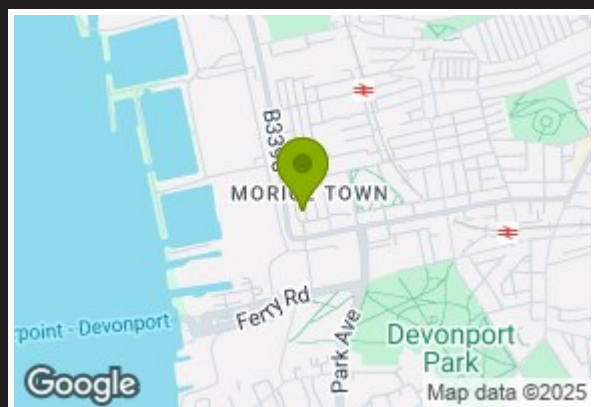
## Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk





**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		
	63	82
England & Wales	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		
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.



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PROTECTED

**Council Tax Band B**



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