

# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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13 Rodney Street  
Plymouth, PL5 1BD  
Guide Price £170,000 Freehold





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

Cross Keys Estates is delighted to present this fantastic end terrace property located on the desirable Rodney Street in Weston Mill. This charming house, offers a perfect blend of character and modern living, making it an ideal choice for first-time buyers.

Upon entering, you will find the lovely bright open plan sitting room and dining room that create a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. You will also find two generously sized bedrooms that provide ample space for relaxation and rest. The spacious and sleek modern family bathroom adds to the convenience and comfort of this delightful property.

- Fantastic End Terrace Property
- Open Plan Sitting Room/Dining Room
- Peaceful Cul-De-Sac Location
- Convenient Utility Area
- Ideal For First Time Buyers
- Two Generously Sized Bedrooms
- Sleek Modern Family Bathroom
- Large Private Rear Garden
- Close To Local Amenities
- Early Viewing Advised, EPC-D58





## 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.

### Weston Mill

Weston Mill is a district in the ward of Ham, which is part of the City of Plymouth, Devon, England. It consists of two parts Weston Mill Village which was first mentioned in the Domes Day book in 1155 and the other part which dates to the Victorian period, they are separated by Weston mill hill, which is the only street with this name, making it unique in Britain. It shares its borders with Ham Woods Nature Reserve, King's Tamerton, St. Budeaux and Camels Head. The area derived its name from being the mill belonging to the tithing Geoffrey de Weston It is situated close to the major naval base Devonport Dockyard, and the majority of the housing in the area is privately owned. The A3064 'St. Budeaux Bypass' also runs through the area. The nearest local shopping centre is 'the square' in St. Budeaux, with a small collection of convenience stores in neighbouring Ham and North Prospect. There is also the local convenience store in Bridwell Road called "Weston Mill Stores".

### More Property Information

Situated in a peaceful cul-de-sac, this home benefits from a large private rear garden, which boasts lovely far-reaching views, offering a tranquil outdoor space for gardening, play, or simply unwinding after a long day. The property is also conveniently close to local amenities, ensuring that everything you need is just a short distance away.

With its attractive features and prime location, this end terrace house is a rare find in the current market. Early viewing is strongly advised to fully appreciate the charm and potential of this wonderful home. Don't miss the opportunity to make this property your own.

#### Entrance Vestibule

#### Entrance Hall

#### Sitting Room

12'1" x 10'6" (3.68m x 3.21m)

#### Dining Room

12'8" x 14'2" (3.86m x 4.32m)

#### Fitted Kitchen

10'7" x 8'1" (3.22m x 2.46m)

#### Utility Room

9'5" x 5'9" (2.87m x 1.76m)

#### Landing

#### Primary Bedroom

12'8" x 8'10" (3.85m x 2.69m)

#### Family Bathroom

#### Bedroom 2

12'3" x 8'11" (3.73m x 2.72m)

#### Garden

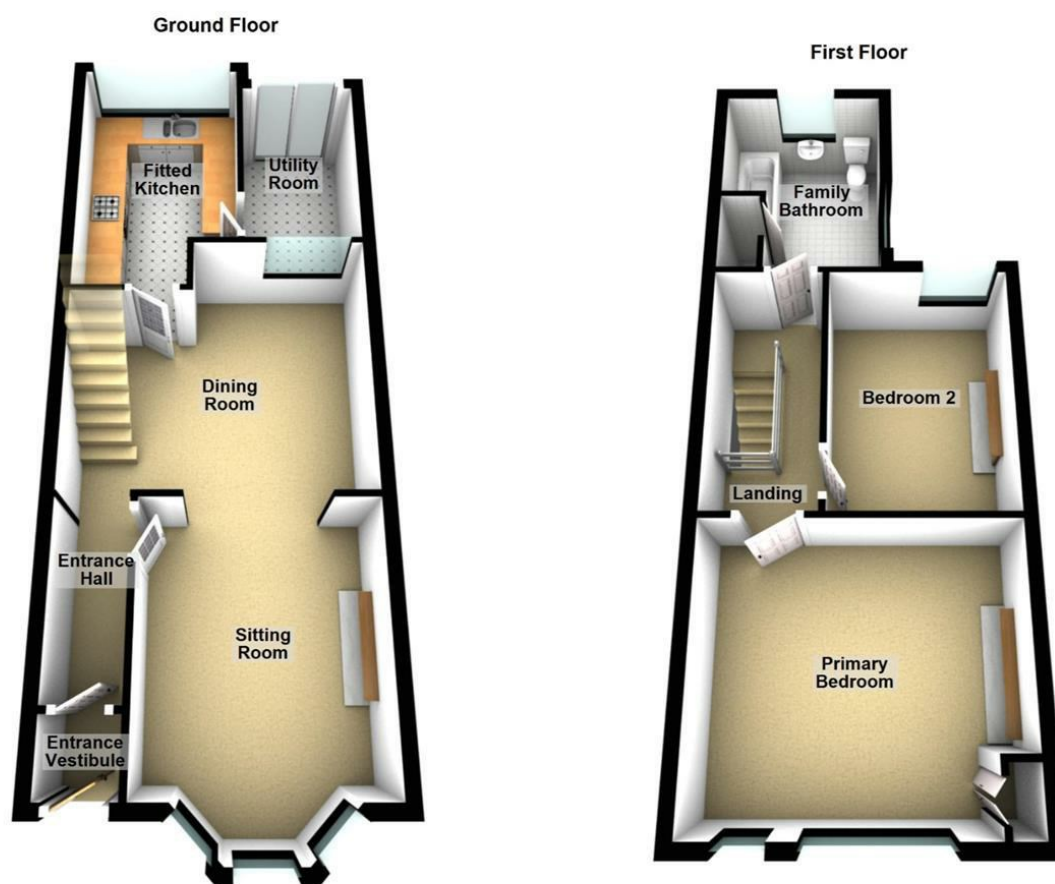
### Cross Keys Estates Lettings Department

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

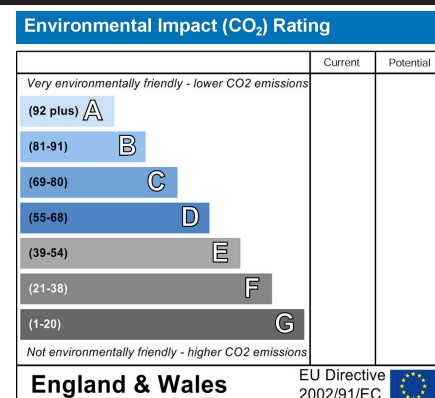
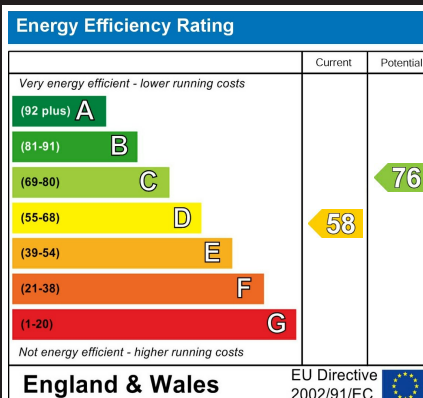
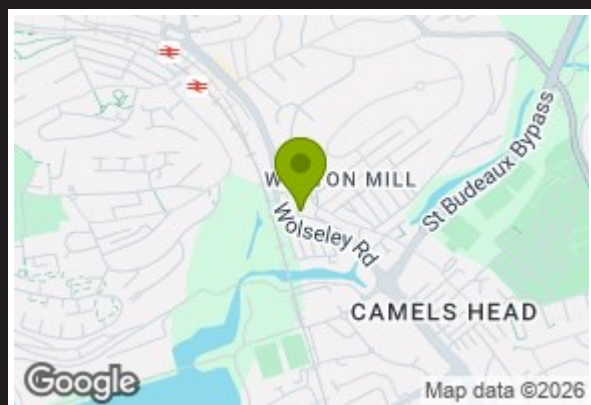
### Financial Services

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, 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@themortgagelab.co.uk





  
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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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