



Cross Keys Estates

Opening doors to your future



443 Budshead Road
Plymouth, PL5 4DT

Guide Price £160,000 - £180,000 Freehold



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Cross Keys are delighted to present this fantastic mid-terrace family home located on Budshead Road in the desirable area of Whiteleigh, Plymouth. This charming property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

As you enter, you will find a generous sitting room that seamlessly flows into a dining area, creating a perfect setting for family gatherings and entertaining guests. The kitchen is also of a good size, providing ample room for culinary creativity and family meals. The bathroom is bright and airy, complemented by a separate toilet for added convenience.

One of the standout features of this home is the stunning large south-facing rear garden, which includes a pond and greenhouse, making it a delightful retreat for summer days. The front

- Fantastic Mid Terrace Family Home
- Stunning South-Facing Rear Garden
- Three Light And Airy Bedrooms
- Generous-Sized Modern Fitted Kitchen
- Close to Local Amenities
- Great-Sized Sitting Room/Dining Area
- Highly Popular Residential Location
- Off-Road Parking
- Spacious Bathroom And Separate Toilet
- Early Viewing Recommended, EPC=D68



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.

Whitleigh

Whitleigh is a district area and is in the electoral ward of Budshead of the city of Plymouth. It shares district borders with Southway, Honicknowle, Crownhill, West Park and St Budeaux. Schools in the area are Whitleigh's primary schools, Woodfield Primary School, St. Peter's Roman Catholic School, Whitleigh Community Primary School, and Woodland Community Special School. Sir John Hunt Community Sports College (formerly Community College, and previously Whitleigh comprehensive (or High) school) previously merged with Southway Community College. Whitleigh Green is the predominant shopping precinct, which hosts a small supermarket (co-op), take away (fish & chip shop), cafe, hair/beauty salon, discount store (household & gardening), bakery, newsagents, post office and a pharmacy. Wheal Whitleigh was a silver and lead mine, located near the present-day Christian Mill Business Park. Workings extend westwards following the approximate line of Lancaster gardens. Whitleigh is a popular residential area and boasts easy access to the A38 dual carriageway. Regular bus routes operate through Whitleigh giving access into Plymouth City Centre and other areas across the city.

More property information

Situated in a highly popular residential location, this home benefits from off-road parking, ensuring ease of access. Additionally, it is conveniently close to local schools and shops, making daily errands and family life more manageable. Whether you are a first-time buyer or an investor looking for a project, this property on Budshead Road offers a promising canvas for your aspirations. Embrace the potential and make this house your own.

Porch

Hallway

Sitting Room

19'11" x 10'11" (6.07m x 3.33m)

Kitchen

15'3" x 11'2" (4.64m x 3.40m)

Landing

Primary Bedroom

13'7" x 10'10" (4.13m x 3.29m)

Bedroom 2

14'0" x 8'6" (4.27m x 2.60m)

Bathroom

Toilet

Bedroom 3

8'11" x 8'0" (2.71m x 2.44m)

Rear Garden

Financial Services

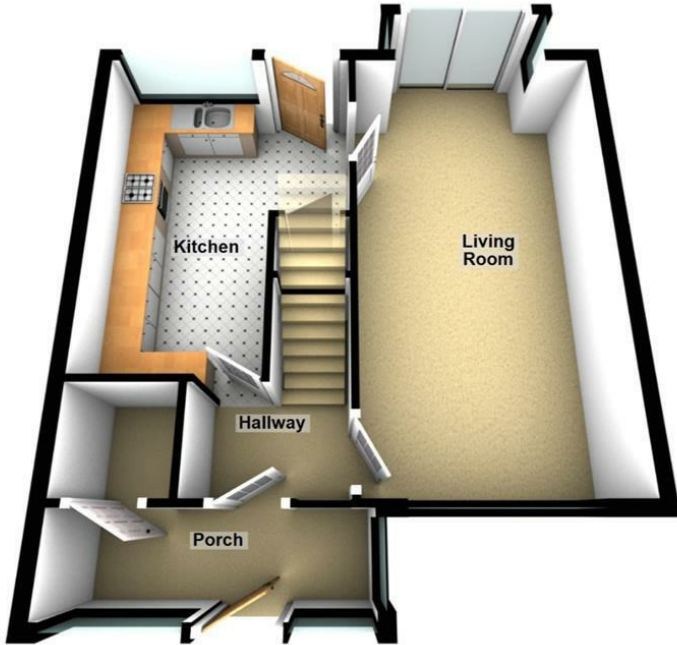
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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 Lettings Department

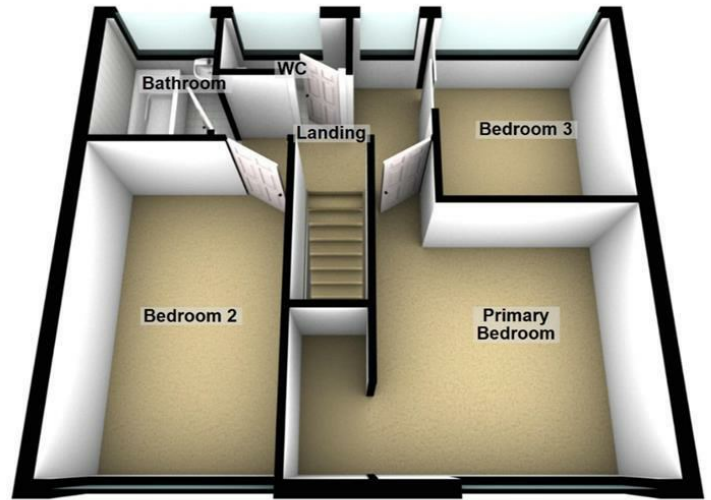
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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



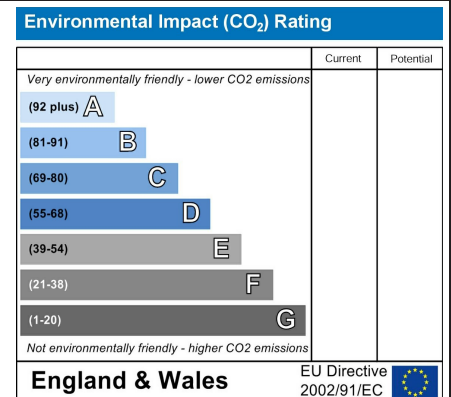
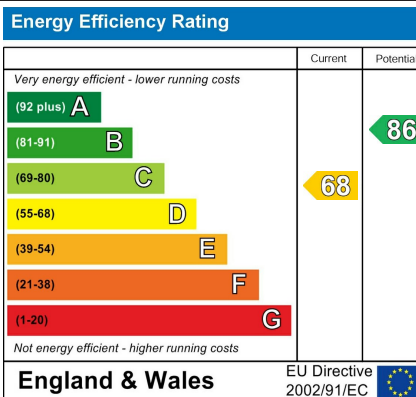
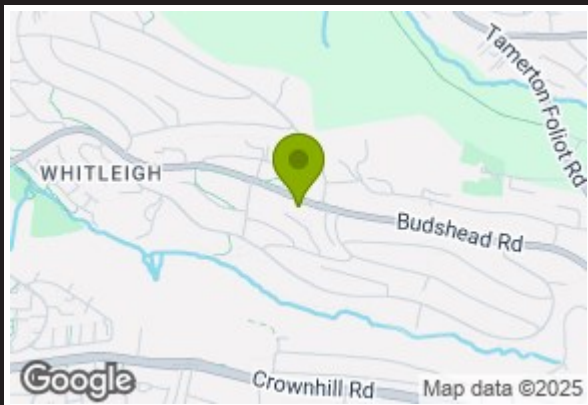
Ground Floor



First Floor




Cross Keys Estates
 Residential Sales & Lettings



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 A



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