



Cross Keys Estates

Opening doors to your future



51 Brentford Avenue
Plymouth, PL5 4HB
Guide Price £190,000 Freehold



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** Guide Price £190,000 to £210,000 **

Cross Keys Estates is delighted to present this spacious end terrace property located on the desirable Brentford Avenue in Whiteleigh. This charming home boasts three ample-sized bedrooms, with one currently divided into two separate spaces, offering flexibility to suit your needs. This arrangement can remain as is or be easily reverted back to one room, providing you with options.

As you enter, you will find a generous hallway leading into the modern fitted kitchen which is both practical and stylish, making it a perfect space for culinary adventures. You will also find a lovely open plan sitting room and dining room, which is bathed in natural light, creating a warm and inviting atmosphere.

- Spacious End Terrace Property
- Three Ample Sized Bedrooms
- Open Plan Sitting Room/Dining Room
- Light And Airy Family Bathroom
- Close To Local Amenities & Schools
- Sought After Residential Area
- Sleek Modern Fitted Kitchen
- Large Front And Rear Garden
- Convenient Utility Area
- Early Viewing Advised, EPC-D64



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.

Whittleigh

Whittleigh 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 Whittleigh's primary schools, Woodfield Primary School, St. Peter's Roman Catholic School, Whittleigh Community Primary School, and Woodland Community Special School. Sir John Hunt Community Sports College (formerly Community College, and previously Whittleigh comprehensive (or High) school) previously merged with Southway Community College. Whittleigh 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 Whittleigh 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. Whittleigh is a popular residential area and boasts easy access to the A38 dual carriageway. Regular bus routes operate through Whittleigh giving access into Plymouth City Centre and other areas across the city.

More Property Information

Additionally, the property features a convenient utility area and a storage shed, ensuring that you have ample space for all your belongings.

The large front and rear gardens are a standout feature, providing plenty of outdoor space for relaxation, gardening, or entertaining. This property is ideally situated close to local amenities and schools, making it a perfect choice for families or anyone looking for a vibrant community.

The bright family bathroom adds to the appeal of this home, offering a comfortable space for daily routines. Given the many attractive features and the sought-after location, early viewing is highly advised to fully appreciate all that this property has to offer. Don't miss the opportunity to make this delightful house your new home.

Porch

Hallway

Sitting Room

15'3" x 12'8" (4.66m x 3.85m)

Dining Room

9'8" x 9'9" (2.94m x 2.98m)

Kitchen

9'8" x 8'10" (2.94m x 2.70m)

Landing

Primary Bedroom

Bathroom

Bedroom 2

Bedroom 3

10'0" x 8'4" (3.04m x 2.53m)

Garden

Side Porch

Patio door, open plan, door to:

Utility Area

3'8" x 3'9" (1.12m x 1.15m)

Storage Shed

Open plan.

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

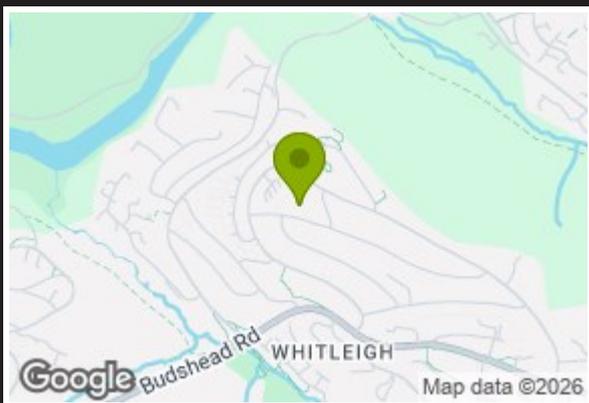
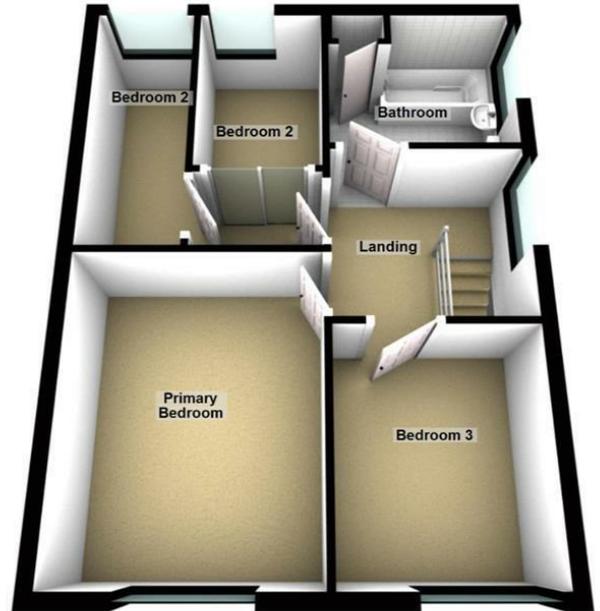
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Ground Floor



First Floor



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.



Council Tax Band A



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