Cross Keys Estates

Opening doors to your future

75 St. Georges Avenue
Plymouth, PL2 3PW

Guide Price £210,000 Freehold

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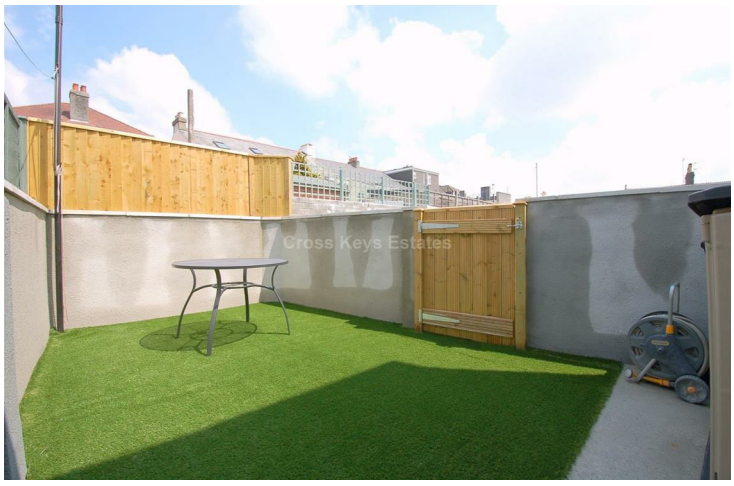
Cross Keys Estates are delighted to present for sale this beautifully refurbished and extended end of terrace home in the highly sought after residential district of Peverell. Situated in a quiet cul-de-sac this beautiful home offers accommodation comprising porch, open plan sitting/dining room, fitted kitchen, four double bedrooms, family bathroom and an en suite WC. Benefiting from all modern comforts of PVCu DG, GCH, driveway and courtyard garden with private fencing this property would make an excellent first time purchase or family home. An early internal viewing is highly recommended!

- End Of Terrace Home
- Four Ample Bedrooms
- Early Viewing Essential
- Ideal Family Home or FTB
- Off Road Parking Space
- Popular Residential Location
- Stunning Refurbishment
- Close To Local Amenities
- Private Courtyard Style Garden
- EPC - E54 E45



Plymouth

Plymouth is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

Peverell

Peverell is an extremely well regarded area and has come to be known locally as very desirable due to its abundance of period terraced family homes. Situated along Weston Park road and boasts an enviable position with views towards Plymouth sound. This highly desirable area is extremely close to Central Park. It's location allows the benefit of being just a short distance from many local amenities found in nearby Hyde Park and Mutley Plain. Regular bus services operate along Peverell Park Road giving access into Plymouth City Centre and other areas further afield. This property also benefits from being within the catchment area of Hyde Park Primary School which is very popular locally and currently boasts a good Ofsted Report.

Porch

Entrance Hall

Fitted Kitchen

8'9" x 7'4" (2.67m x 2.23m)

Breakfast Area

10'0" x 4'9" (3.05m x 1.46m)

Sitting/Dining Room

26'4" x 11'5" (8.02m x 3.47m)

Landing

Master Bedroom

16'3" x 10'3" (4.95m x 3.13m)

Bedroom 2

12'5" x 8'5" (3.79m x 2.56m)

Bedroom 3

11'5" x 8'5" (3.49m x 2.56m)

Bedroom 4

8'3" x 5'10" (2.52m x 1.77m)

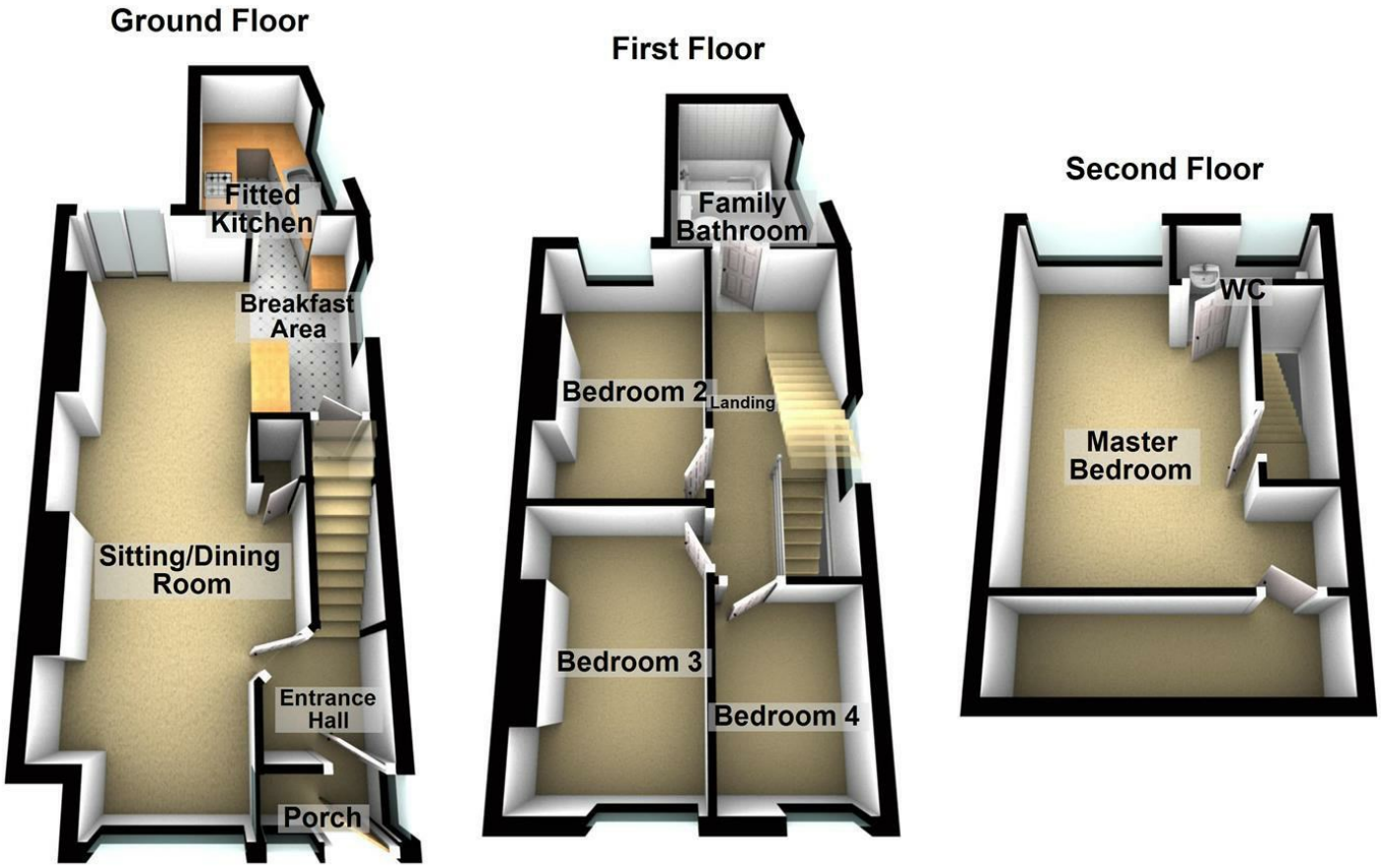
Family Bathroom

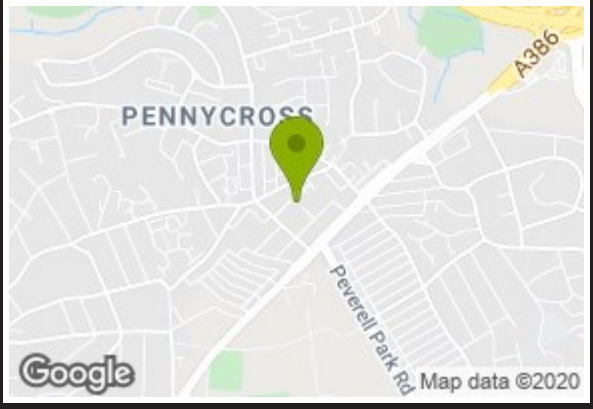
WC

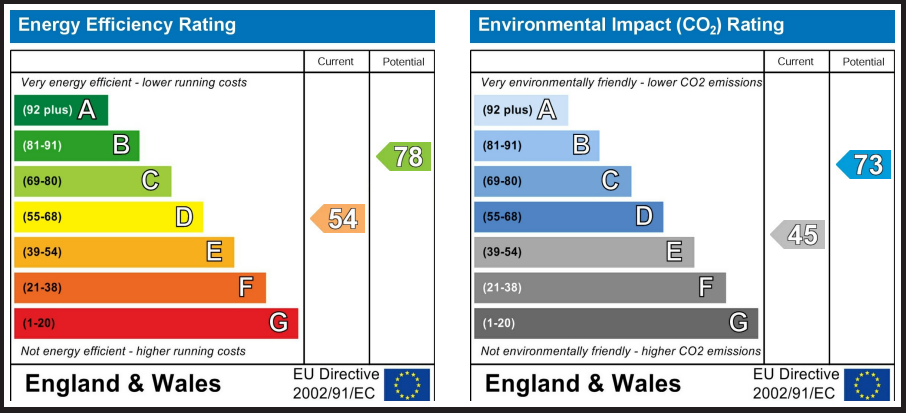
Private Courtyard Garden

Lettings

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 Jo Rees, Assistant Branch Manager on 01752 500018







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.

The Property Ombudsman

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Council Tax Band B

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