



Cross Keys Estates

Opening doors to your future



17 Scott Road
Plymouth, PL2 3DX
Guide Price £325,000 Freehold



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**** Guide Price £325,000 to £350,000 ****

Cross Keys Estates is delighted to present this stunning semi-detached house located on the sought-after Scott Road in Milehouse. This charming property boasts an inviting and bright hallway that welcomes you into a lovely sitting room, complete with a bay window and a feature fireplace, perfect for cosy evenings. The heart of the home is a spacious, modern fitted kitchen/diner, ideal for family gatherings and entertaining guests. The property is immaculately presented throughout, ensuring a warm and welcoming atmosphere. It features three generously sized double bedrooms, each flooded with natural light, providing ample space for relaxation and rest.

- Gorgeous Semi Detached Property
- Large Modern Fitted Kitchen/Diner
- Immaculately Presented Throughout
- Sleek Family Bathroom, Downstairs Toilet
- Expansive Private Rear Garden
- Three Good Size Double Bedrooms
- Bright Sitting Room, Bay Window
- Highly Popular Residential Area
- Shared Driveway, Private Hard Standing
- Early Viewing Advised, EPC- D



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.

Milehouse

This property is situated within the popular residential area of Milehouse. Milehouse being located within close proximity to Plymouth City Centre and having regular buses taking you into the City Centre. Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

More Property Information

The sleek family bathroom is complemented by a separate toilet and an additional downstairs toilet, offering convenience for busy households. Outside, you will find a shared driveway, along with an expansive private rear garden, which includes a patio area and a lush lawn, perfect for outdoor activities and summer barbecues.

Situated close to local amenities, shops, and schools, this property is in a prime location for families and professionals alike. It is truly turn-key ready, making it an excellent opportunity for those looking to move in without delay. Early viewing is strongly advised to fully appreciate all that this delightful home has to offer.

Hallway

15'8" x 6'2" (4.78m x 1.88m)

Sitting Room

11'11" x 10'3" (3.62m x 3.13m)

Kitchen/Diner

20'7" x 16'8" (6.27m x 5.08m)

Toilet

2'7" x 2'5" (0.79m x 0.73m)

Landing

6'7" x 6'0" (2.00m x 1.84m)

Window to side.

Primary Bedroom

11'11" x 10'3" (3.63m x 3.13m)

Bedroom 2

12'2" x 10'3" (3.70m x 3.13m)

Bathroom

5'11" x 6'0" (1.80m x 1.84m)

Window to front, door to:

Toilet

4'8" x 2'10" (1.43m x 0.87m)

Window to side, door to:

Bedroom 3

8'5" x 6'0" (2.57m x 1.84m)

Garden

Cross Keys Estates Lettings Department

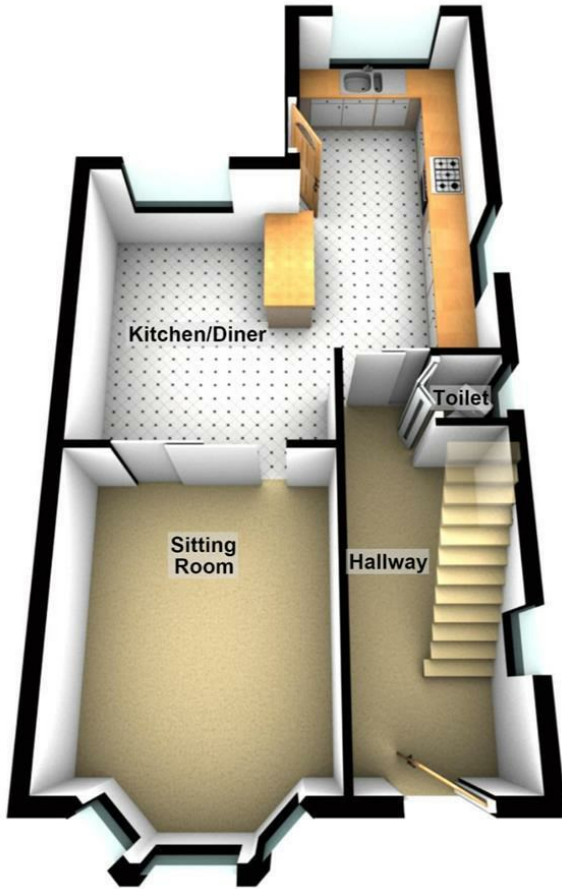
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

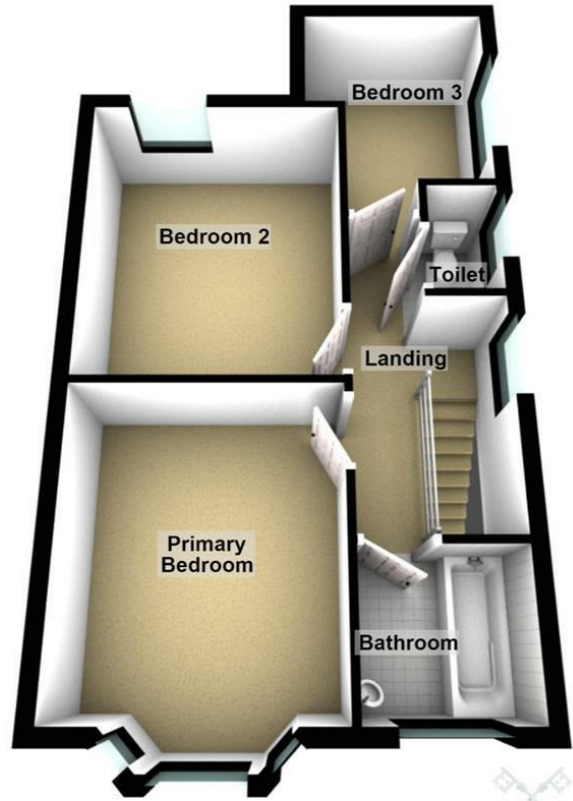
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Ground Floor



First Floor




Cross Keys Estates
 Residential Sales & Lettings



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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 C



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