



# Cross Keys Estates

Opening doors to your future



21 Ernesettle Lane  
Plymouth, PL5 2EY

Guide Price £200,000 - £220,000 Freehold



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\*\* Guide Price £200,000 to £225,000 \*\*

Cross Keys Estates is delighted to present this fantastic semi-detached bungalow located on Ernesettle Lane, in a highly sought-after residential area. This charming property, offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is generously sized, allowing for easy meal preparation and family gatherings. The bungalow boasts three well-proportioned bedrooms, one currently utilised as a dining room, each offering a comfortable and inviting atmosphere.

- Fantastic Semi-Detached Bungalow
- Spacious Modern Fitted Kitchen
- Three Generously Sized Bedrooms
- Available With No Onward Chain
- Benefitting From Outbuilding
- Highly Popular Residential Area
- Expansive Private Rear Garden
- Close To Local Amenities & Access Routes
- Good Size Bathroom, Separate Shower
- Early Viewing Advised, EPC=D 64



## 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.

### Ernesettle

#### More Property Information

The expansive private rear garden is a standout feature, providing a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The good-sized bathroom includes a separate shower, ensuring that all your needs are met in this delightful home.

Situated close to local amenities, this property offers easy access to shops, schools, and other essential services, making daily life convenient and enjoyable.

We recommend that interested parties consult with a mortgage advisor regarding the mortgageability of the bungalow before proceeding with any applications. This ensures that you have all the necessary information to make an informed decision.

In summary, this semi-detached bungalow on Ernesettle Lane presents a wonderful opportunity to acquire a lovely home in a desirable location. We invite you to come and see for yourself the potential this property has to offer.

### Hallway

#### Sitting Room

13'1" x 18'1" (4.00m x 5.50m)

#### Kitchen

12'2" x 9'10" (3.70m x 3.00m)

#### Dining Room

12'2" x 7'10" (3.70m x 2.40m)

#### Primary Bedroom

12'5" x 11'8" (3.78m x 3.56m)

#### Bedroom 2

12'6" x 9'10" (3.80m x 3.00m)

### Bathroom

#### Suitability For Mortgaging

Cross Keys Estates are uncertain of the full construction of this property and therefore would recommend that any interest parties liaise with a mortgage advisor regarding the mortgageability of this property prior to applying for any mortgage.

#### 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

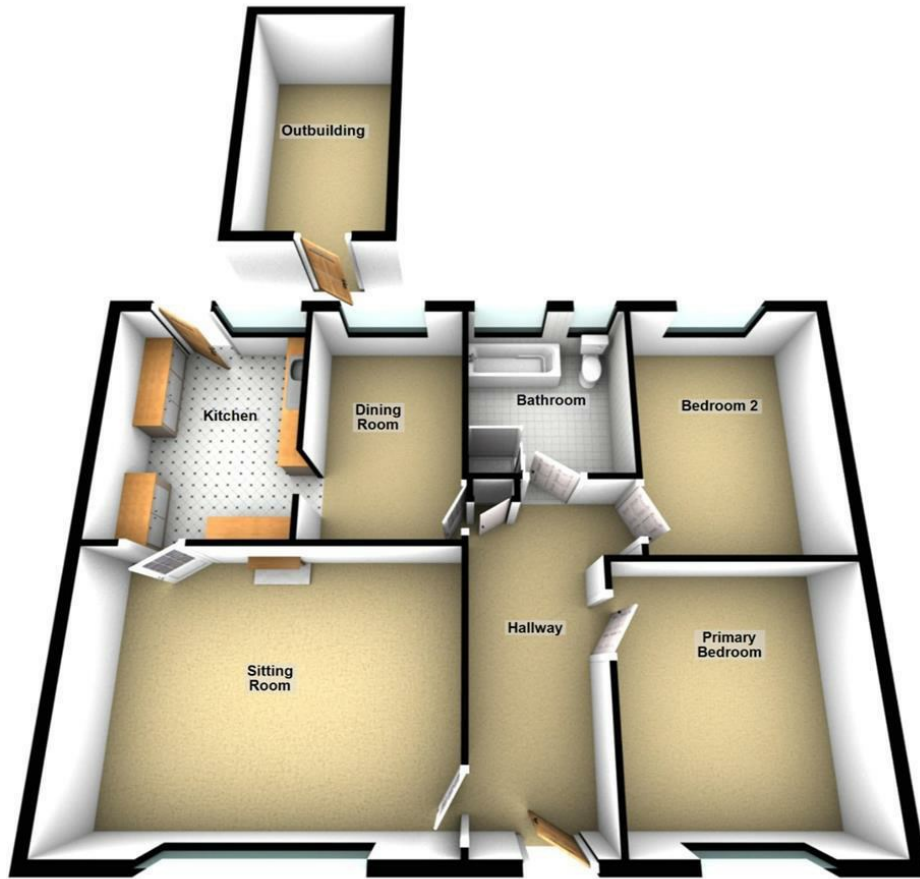
#### Financial Services

Cross Keys Estates are proud to work in partnership with 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

### Garden





Ground Floor



  
**Cross Keys Estates**  
 Residential Sales & Lettings



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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