

Cross Keys Estates

Opening doors to your future



36 Tresillian Street
Plymouth, PL4 0QW
Guide Price £150,000 - £160,000



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Cross Keys Estates are delighted to present for sale this charming mid-terraced house situated within a convenient location just a stones throw away from Plymouth City Centre in Cattedown. The property offers a superb first home or buy to let investment and is in good condition throughout, boasting accommodation comprising entrance hallway, living room, modern kitchen/diner, utility room, ground floor bathroom and two double bedrooms. The property benefits from uPVC double glazing and gas central heating throughout and externally there is a lovely walled garden to the rear. Available for sale with no onward chain, we highly recommend viewing this lovely home to appreciate all it has to offer!

- Charming Terraced House
- Well Presented Throughout
- Two Double Bedrooms
- Utility Room & Modern Bathroom
- uPVC Double Glazing & Gas CH
- Convenient Central Location
- Ideal First Home or Buy to Let
- Modern Kitchen/Diner
- Walled Rear Garden
- EPC - C69



Cattedown

Situated in the popular residential location of Cattedown, the property boasts a highly central location within walking distance to a number of amenities and recreational facilities, being particularly close to the Barbican Leisure Centre where there are numerous bars, restaurants and a Vue Cinema. Plymouth City Centre is just a little beyond the leisure park where any number of further amenities can be found along with Plymouth famous waterfront, best enjoyed from the Barbican or Plymouth Hoe. Local transport links operate nearby with local bus routes giving access to a number of locations across the city. The property is also within the catchment area of the popular Prince Rock Primary School which currently boasts an Outstanding Ofsted Report.

Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airport located in Exeter (49 miles away).

Sitting Room

15'11" x 11'5" (4.84m x 3.49m)

Kitchen

13'1" x 8'7" (3.99m x 2.61m)

Utility Area

4'6" x 7'4" (1.37m x 2.23m)

Bedroom 1

13'1" x 14'6" (3.98m x 4.42m)

Bedroom 2

13'1" x 8'7" (3.99m x 2.61m)

Bathroom

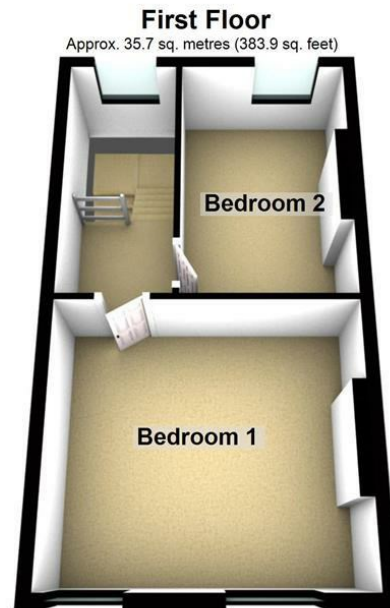
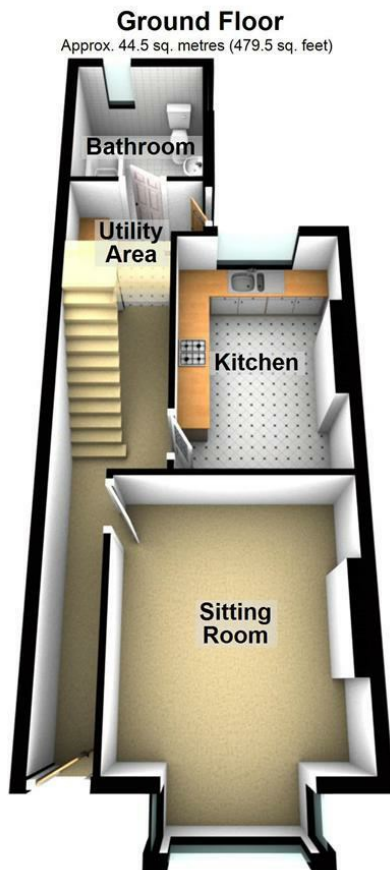
Financial Services

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@pnfs.co.uk

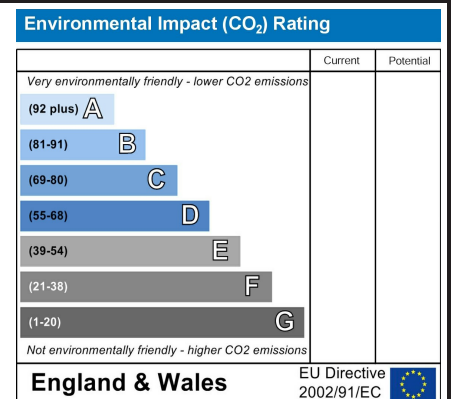
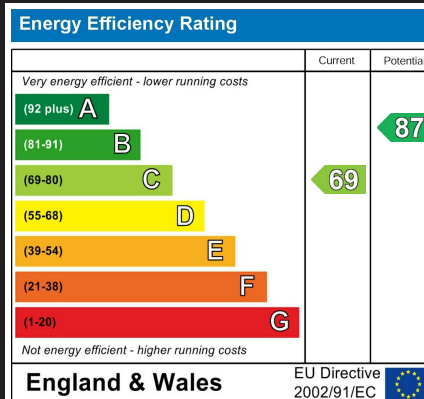
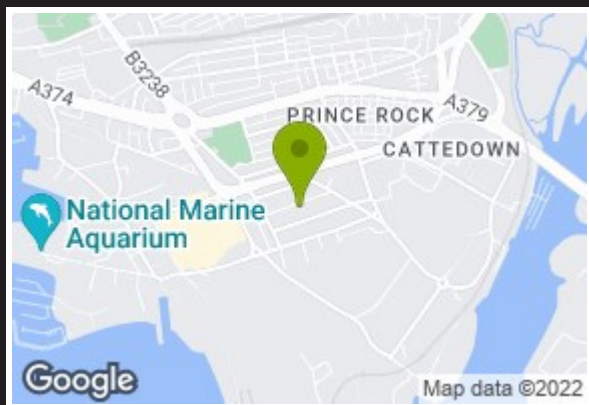
Lettings

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 Jack Merriott MNAEA MARLA, Managing Director on 01752 500018





Total area: approx. 80.2 sq. metres (863.4 sq. feet)



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 B



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