



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



4 Sandpiper Road
Plymouth, PL6 8EJ
Guide Price £190,000 Leasehold



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

Cross Keys Estates is delighted to present this modern coach house in the desirable area of Palmerston Heights, just off William Prance Road in Derriford, this stunning property offers a perfect blend of comfort and contemporary living. Ideally situated close to local amenities, a nature reserve and Derriford Hospital.

Upon entering, you will be greeted by a bright and spacious open-plan living area that seamlessly combines style and functionality. The living space is perfect for both relaxation and entertaining, providing a warm and inviting atmosphere. The stylish modern fitted kitchen is a highlight, equipped with all the necessary appliances to cater to your culinary needs.

- Stunning Modern Built Coach House
- Highly Sought After Residential Area
- Gorgeous Open Plan Living Accommodation
- Convenient Ample-Sized Single Garage
- uPVC Double Glazing & Gas Central Heating
- Immaculately Presented Throughout
- Two Spacious And Bright Double Bedrooms
- Stylish Modern Fitted Kitchen & Bathroom
- Close To Local Amenities And Derriford Hospital
- Early Viewing Highly Recommended, EPC=C81



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Plymouth

Plymouth is a city on the south coast of Devon, about 37 miles southwest 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.

Palmerston Heights, Derriford

Palmerston Heights is a fantastic development of family homes ranging from 2 to 4 bedrooms which can be found just off William Prance Road in the highly sought-after area of Derriford and within walking distance of Derriford Hospital itself making the development most popular with those employed by the NHS. This superb location is most peaceful as the property we have the pleasure of offering for sale is on the southern edge of the estate overlooking the local nature reserve and benefits from access to lots of parking provided on either a private driveway exclusive to this property or on the road outside. Regular bus services operate nearby along Tavistock Road which give access into Plymouth City Centre and other areas across the city and there are numerous local Primary and Secondary schools to choose from.

More Property Information

This coach house features two generously sized double bedrooms, each designed to maximise natural light and comfort, making them perfect retreats at the end of a long day. The well-appointed bathroom adds to the convenience of this lovely home.

Additionally, the property boasts parking for two vehicles, along with an ample-sized single garage, ensuring that you have plenty of space for your vehicles and storage needs.

With its immaculate presentation and prime location, this coach house is a rare find in the market. Early viewing is highly recommended to fully appreciate the quality and charm this property has to offer. Don't miss the opportunity to make this delightful home your own.

Hallway

Sitting Room/Kitchen

19'0" x 18'11" (5.80m x 5.76m)

Primary Bedroom

9'10" x 15'6" (3.00m x 4.72m)

Landing

Bedroom 2

8'10" x 15'6" (2.69m x 4.72m)

Bathroom

Garage

19' x 9'1" (5.79m x 2.77m)

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

Cross Keys 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



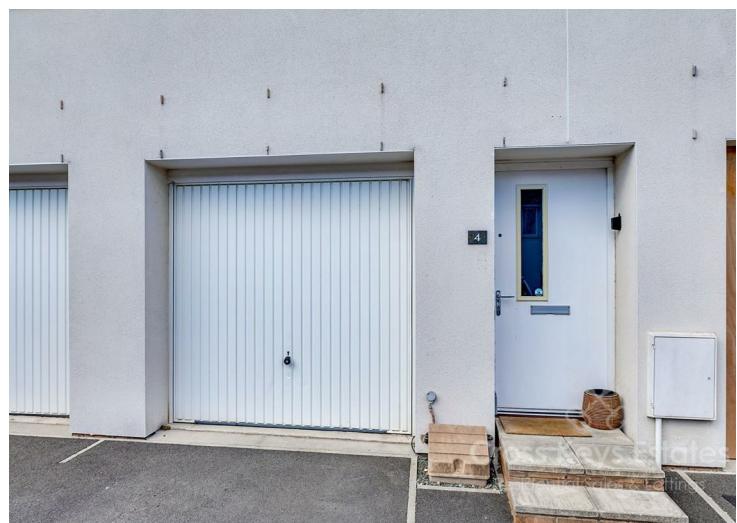
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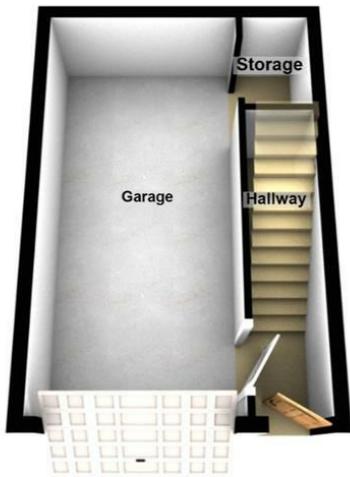


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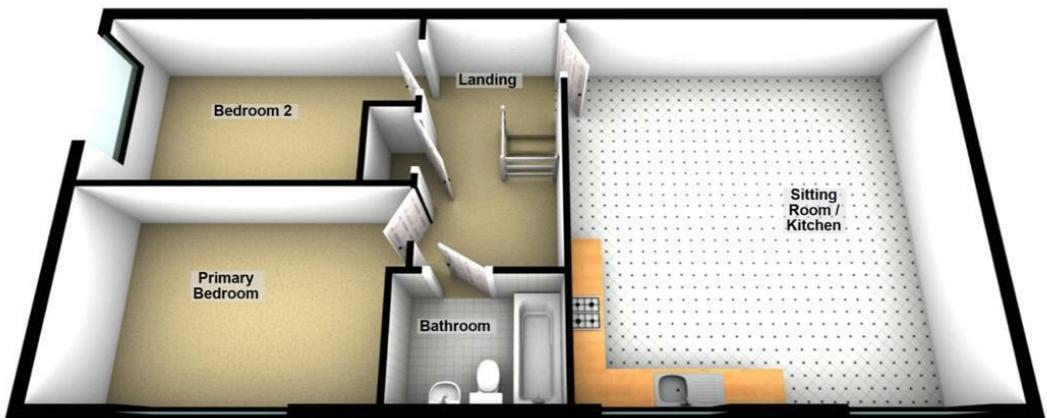


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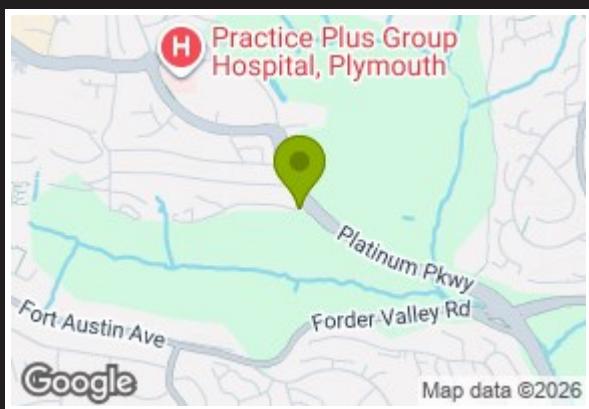
Ground Floor



First Floor



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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 (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 B



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