Cross Keys Estates

Opening doors to your future

22 Fleet Street

Plymouth, PL2 2BX

Guide Price £165,000 Freehold

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** Guide Price £165,000 to £175,000 **
Cross Keys Estates is pleased to present this spacious mid-terrace house located on the desirable Fleet Street in Keyham. This charming property boasts a bright and welcoming hallway that leads into a large sitting room, featuring a beautiful bay window and elegant wooden flooring, creating a warm and inviting atmosphere. The room is further enhanced by a lovely feature fireplace, perfect for cosy evenings. The heart of the home is undoubtedly the stunning modern kitchen/diner, which offers ample space for dining and entertaining. The ground floor also includes a contemporary bathroom, designed with modern fixtures and fittings for your convenience.

- Spacious Mid Terrace Property
- Stunning Modern Kitchen/Diner
- South Facing Courtyard Garden
- Sought After Residential Location
- Perfect For First Time Buyers/Investors
- Well Presented Throughout
- Two Generous Double Bedrooms
- Modern Ground Floor Bathroom
- Close To Amenities & Dockyard
- No Onward Chain, EPC-TBC

Cross Keys Estates
As one of Plymouths' 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 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.

Keyham
Keyham is a Victorian/Edwardian built area of Plymouth in the English county of Devon. It was built to provide dense affordable housing just outside the wall of HM Dockyard Devonport for the thousands of civilian workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged mid-century by Keyham Steam Yard - Keyham at that period was a suburb of Devonport itself. Keyham Steam Yard was one of the locations for the first trials of the Fairbairn patent crane. The development of housing was so rapid that HMS Hotspur later renamed HMS Monmouth was provided as a chapel ship for Roman Catholic services until the Roman Catholic Church of Our Most Holy Redeemer was built in 1901. That church was destroyed by fire following a bombing raid in 1941 and it was rebuilt in 1954. Parts of the southern end are now subject to massive redevelopment using a regeneration package. It has a railway station. Drake Primary School and Keyham Barton Primary Schools, educate 4 - 11 year olds, with most secondary school children, attending Stoke Community College, Devonport High School for Boys or Marine Academy Plymouth (in King's Tamerton). College students, may attend Goschen Centre, or the Kings Road Centre.

More Property Information
Upstairs, you will find two generous double bedrooms, both flooded with natural light, providing a peaceful retreat for rest and relaxation. The property is well-presented throughout, ensuring that it is move-in ready for its new owners.
Outside, the south-facing courtyard garden offers a delightful space for outdoor enjoyment, whether it be for gardening, al fresco dining, or simply soaking up the sun.
Situated close to local amenities and shops, this property is ideally located for those seeking convenience in their daily lives. With no onward chain, this home is ready for you to make it your own. Early viewing is highly advised to fully appreciate all that this lovely property has to offer.

Entrance Hall

Sitting Room
14'2" x 10'5" (4.33m x 3.17m)

Kitchen/Dining Room
11'6" x 13'3" (3.50m x 4.03m)

Primary Bedroom
11'6" x 13'2" (3.50m x 4.02m)

Bedroom 2
11'6" x 10'0" (3.50m x 3.06m)

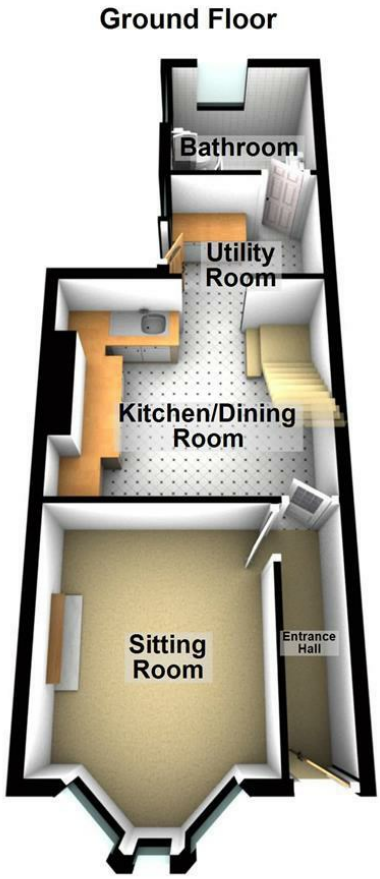
Utility Room
6'2" x 7'10" (1.88m x 2.39m)

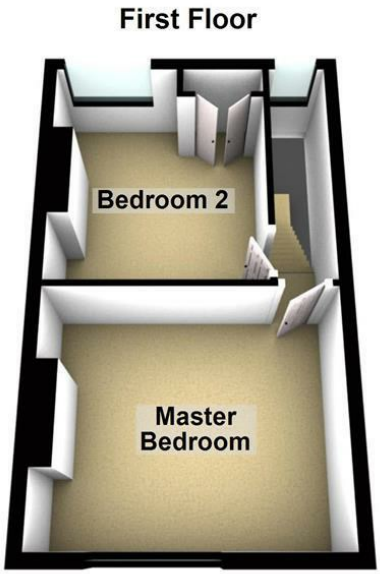
Bathroom

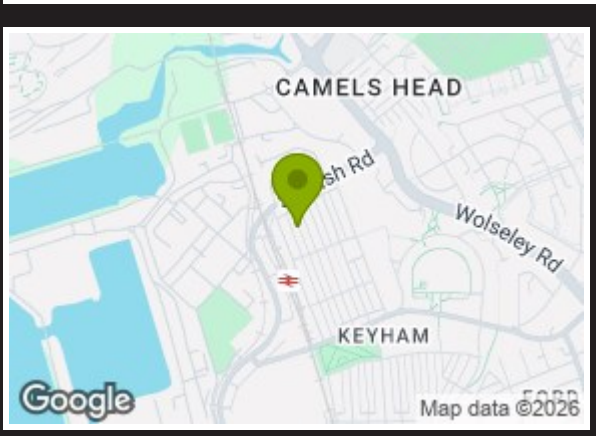
Rear Courtyard

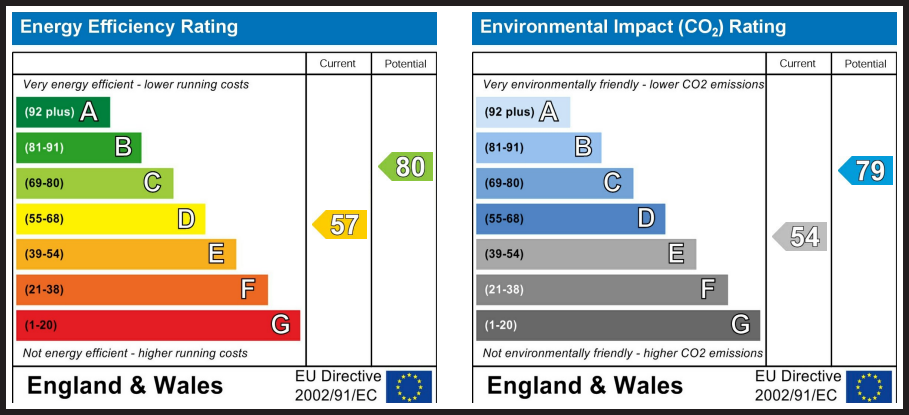
Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our 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 The Mortgage Lab, 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@themortgagelab.co.uk









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 A

Cross Keys Estates
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