



# Cross Keys Estates

Opening doors to your future



12a Chedworth Street  
Plymouth, PL4 8NT

Guide Price £160,000 - £180,000 Freehold  
No Onward Chain





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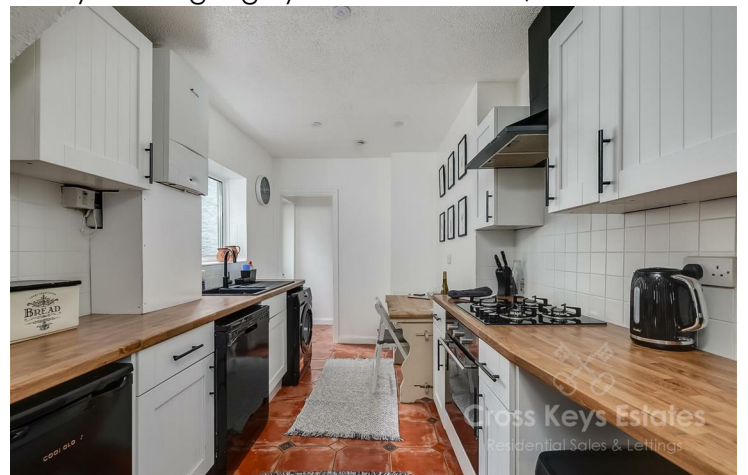
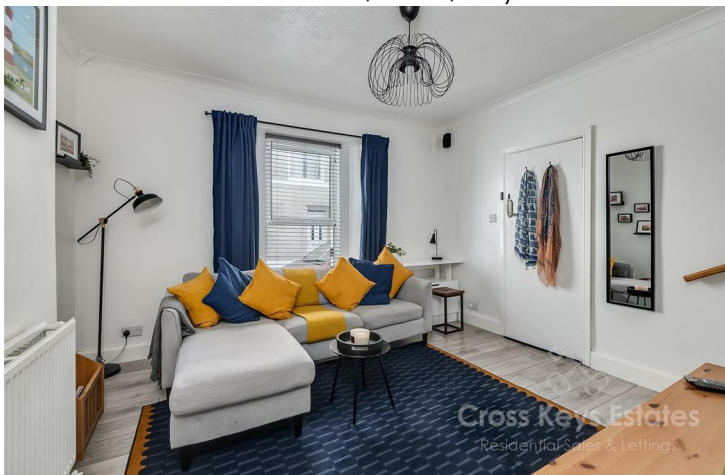
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Cross Keys Estates is thrilled to introduce this charming mid-terrace house located on Chedworth Street in Plymouth, a highly sought-after residential area. This delightful property boasts two well-proportioned reception rooms and two bright double bedrooms, making it an ideal choice for first-time buyers and investors alike.

As you step inside, you will be greeted by an immaculately presented interior that exudes warmth and style. The spacious sitting room is filled with natural light, creating a welcoming atmosphere for relaxation and entertaining. The modern fitted kitchen and dining area are beautifully decorated, offering a perfect space for culinary adventures and family meals.

- This Property is Available With No Onward Chain Making This A Chain Free Purchase
- Immaculately Presented Throughout
- Stylish Modern Fitted Kitchen/Dining Area
- Ample Sized Enclosed Shared Courtyard
- Close To Local Amenities, Parks, City Centre
- Gorgeous Mid Terrace Two Bedroom Property
- Spacious Light And Airy Sitting Room
- Sleek Modern Shower Room
- Highly Desirable Residential Location
- Early Viewing Highly Recommended, EPC=D67





## 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.

### Beaumont Park

Beaumont Park was the vision of Reverend Thomas Bewes who owned Beaumont House (built in 1800) which borders the park. He bequeathed the land which now forms the park to the people of Plymouth after his death in 1890. The park was opened to the public in 1892, in those days there were clear views across Sutton Harbour and the Plymouth Sound.

The park is surrounded by high walls and forms a unit with the next door Beaumont House. There are formal gardens near to the house whilst the rest of the park contains mature trees. The park is known to some as 'Squirrel Park' because of the abundance of grey squirrels which scamper about between the trees.

In 1899, Beaumont Road became the first tram route to be electrified in Plymouth. There are reminders of the tram days still on the south wall of Beaumont House, though the last tram passed in 1936.

Before it's present ownership, Beaumont House was used as a museum (1898 to 1916) and a medical dispensary (1916 to 1988).

### More Property Information

The property features a sleek and contemporary shower room, ensuring convenience and comfort for its residents. A gorgeous winding staircase adds a touch of elegance to the home, leading you to the upper level where the bedrooms are located. Each bedroom is generously sized, providing ample space for furnishings and personal touches.

Outside, you will find an enclosed shared courtyard, perfect for enjoying the fresh air or hosting small gatherings. The location is particularly advantageous, with a variety of local amenities, parks such as Beaumont Park, and the city centre just a stone's throw away.

This property is a true gem, and early viewing is highly recommended to fully appreciate its charm and potential. Don't miss the opportunity to make this lovely house your new home.

### Sitting Room

6'7" x 12'8" (2.00m x 3.86m)

### Kitchen / Dining Area

13'8" x 8'0" (4.16m x 2.45m)

### Landing

### Primary Bedroom

11'2" x 12'8" (3.40m x 3.86m)

### Bedroom 2

15'1" x 8'0" (4.59m x 2.45m)

### Shower Room

### Courtyard

### Financial Services

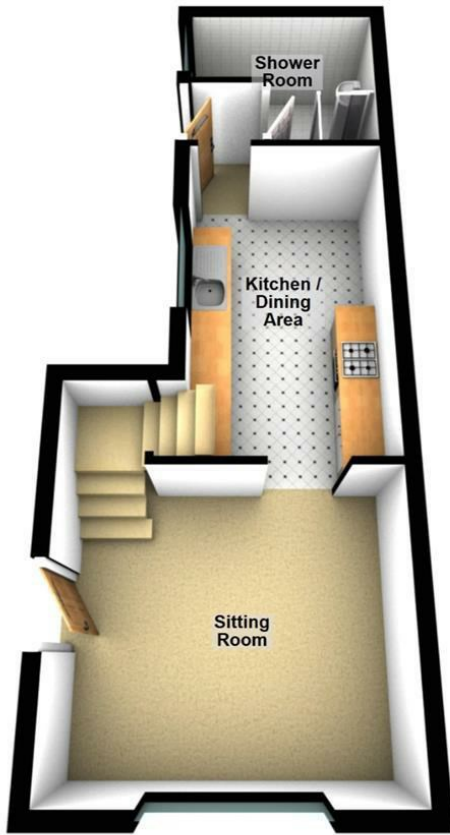
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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

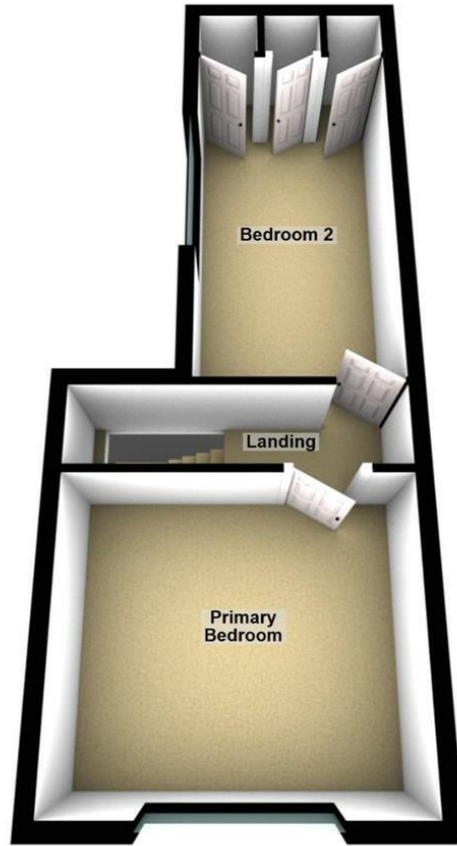
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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



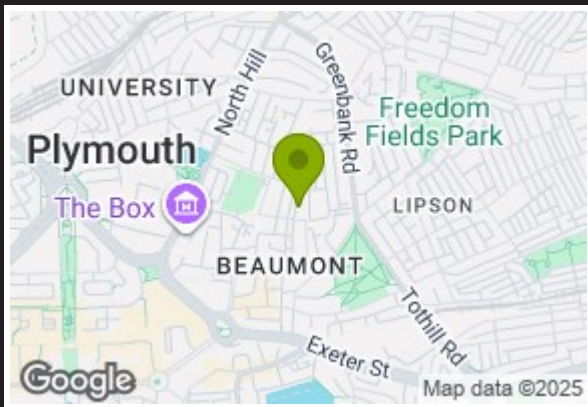
Ground Floor



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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 A**

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