



# Cross Keys Estates

Opening doors to your future



9 Hotham Place  
Plymouth, PL1 5NE  
Guide Price £225,000 Freehold





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**\*\* Guide Price £225,000 to £250,000 \*\***

Cross Keys Estates are delighted to bring this fabulous property to the market. Nestled in the charming Hotham Place, Plymouth, this delightful terraced house is a gem waiting to be discovered. Steeped in history as a grade II listed former fisherman's cottage, this property exudes character and charm. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing after a long day. The accommodation boasts two double bedrooms, ideal for a small family or those seeking a tranquil retreat. The original loft room with a fixed staircase adds a touch of uniqueness to this already enchanting home. The property features a well-equipped kitchen/breakfast room, ideal for whipping up delicious meals, and a ground floor family bathroom for added convenience. The enclosed rear courtyard garden offers a private outdoor space to enjoy al fresco dining or simply bask in

- Stunning Listed Fisherman's Cottage
- Lovely Enclosed Rear Courtyard Garden
- Sitting Room And Dining Room
- Two Well Proportioned Bedrooms
- Original Fitted Stairs To Studio In Loft
- Fantastic Location Near Park Land
- Period Property, Contemporary Feel
- Fitted Kitchen / Breakfast Room
- Large Ground Floor Family Bathroom
- Early Viewing Recommended, EPC=D68



## 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.

### Millbridge

Millbridge is a small neighbourhood of Plymouth, on the boundary of what used to be the towns of Plymouth and Devonport. What was originally a self-standing village (which has now been subsumed within the city) lies to the north of the toll bridge, originally built by Sir Piers Edgcumbe in 1525, that crossed what used to be the Deadlake or Stonehouse Creek, to the west of Pennycomequick, the south of Stoke village and to the east of Stoke Church. It derives its name from the old toll bridge (adjacent to a naval saw mill) across the creek between Eldad Hill and Molesworth Road, at one time the principal link between Plymouth and Devonport. The creek to the east of the bridge was filled in with material from the quarries at Cattedown and Oreston during the late 1890s and the ground created became a municipal park, Victoria Park, which was officially opened in 1903. The remainder of the creek to the west of Millbridge, up to Stonehouse Bridge and Pool, was filled in and by 1972 the whole area had been developed as rugby pitches. These pitches are often used by Devonport High School for Boys and the Old Boys RFC

### Entrance Hallway

### Sitting Room

11'7" x 12'0" (3.52m x 3.67m)

### Dining Room

9'9" x 10'4" (2.98m x 3.15m)

### Kitchen/Breakfast Room

21'2" x 8'11" (6.44m x 2.73m)

### Ground Floor Family Bathroom

### Landing

### Primary Bedroom

11'8" x 15'11" (3.56m x 4.86m)

### Bedroom 2

9'8" x 10'4" (2.94m x 3.15m)

### Studio/Loft Room

11'8" x 13'4" (3.55m x 4.06m)

### Rear Courtyard Garden

### 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

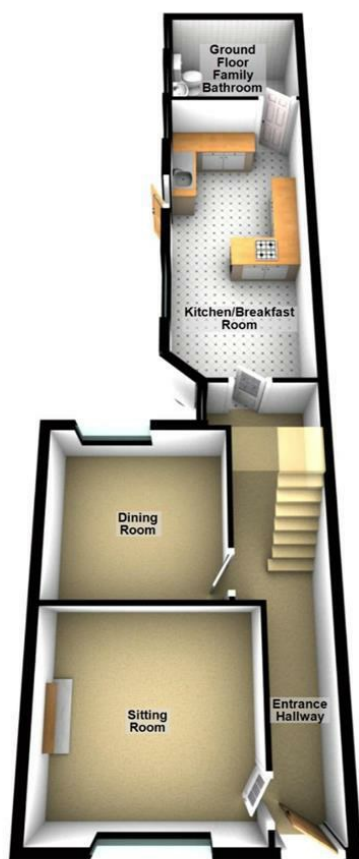
### Financial Services

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





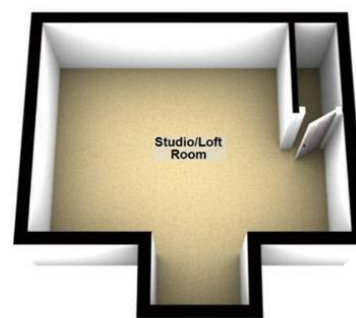
Ground Floor



First Floor



Second 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>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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PROTECTED

Council Tax Band B



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