



# Cross Keys Estates

Opening doors to your future



61 Warwick Orchard Close  
Plymouth, PL5 3NZ  
Guide Price £135,000 - £145,000





## 61 Warwick Orchard Close, Plymouth, PL5 3NZ

Guide Price £135,000 - £145,000 Freehold

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Cross Keys Estates are proud to present this fantastic first home or buy to let investment being an immaculately presented end-terraced house found at the end of a quiet cul-de-sac. The property offers nicely proportioned accommodation briefly comprising entrance porch, lovely lounge/diner, modern kitchen, two double bedrooms and a bathroom. Externally it boasts front and rear gardens which are both a great size along with a useful utility room addition to the side of the property. The property also benefits from uPVC double glazing and gas central heating throughout.

- Spacious End-Terraced House
- Well Presented Throughout
- Lovely Large Lounge/Diner
- Generous Front & Rear Gardens
- uPVC Double Glazing & Gas CH
- Superb First Home or Buy to Let
- Two Double Bedrooms
- Nicely Sized Kitchen
- Useful Utility Room Addition
- EPC - C





## 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 airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre).

## Honicknowle

Honicknowle is an area found to the north-west of Plymouth City Centre and just north of the A38 dual carriageway, therefore providing a peaceful 'suburb' location which still provides easy access into Plymouth City Centre and other areas across the city and further beyond via the numerous bus routes which operate nearby and the A38 being just a 5 minute drive away. The property we are offering for sale is a nicely positioned peaceful street found just off Honicknowle Green where the majority of local shops can be found, with further amenities being just a short walk away in the Transit Way Commercial Centre including a Lidl and a Tesco supermarket. There is a local primary school known as Shakespeare Primary School and secondary school known as All saints Plymouth which both boast Good Ofsted Reports.

## Lounge/Diner

16'11" x 11'10" (5.16m x 3.61m)

## Kitchen

8'1" x 11'10" (2.46m x 3.61m)

## Utility Room

16'2" x 6'6" (4.94m x 1.97m)

## Bedroom 1

8'10" x 11'10" (2.69m x 3.61m)

## Bedroom 2

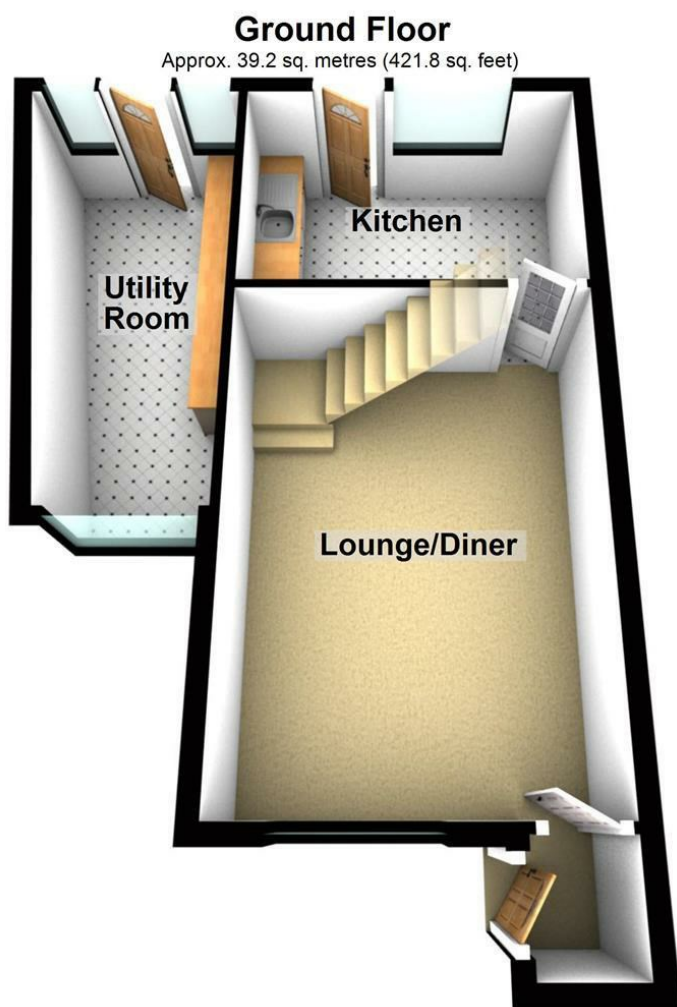
8'1" x 11'10" (2.46m x 3.61m)

## Bathroom

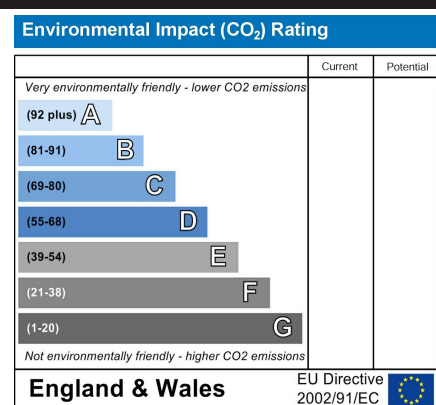
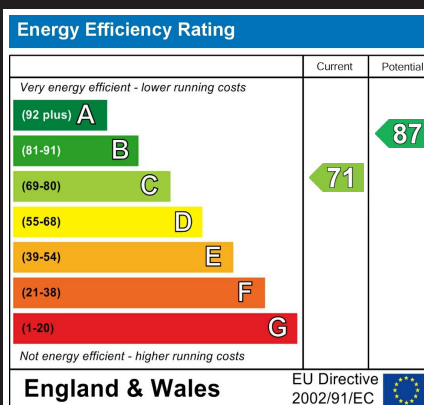
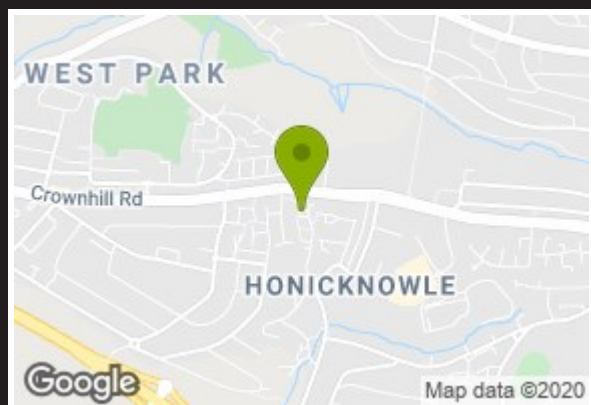
## Lettings

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 Jo Rees, Lettings Manager on 01752 500018





Total area: approx. 67.1 sq. metres (721.8 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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