



Cross Keys Estates

Opening doors to your future



91 Eggbuckland Road
Plymouth, PL3 5JR
Guide Price - £700,000 - £750,000



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Freehold

Guide Price - £700,000 - £750,000 Cross Keys Estates are delighted to present for sale this exquisite example of Victorian architecture in this double fronted Victorian end of terrace Villa. This fantastic home offers a seamless blend of ornate period features & modern fixtures with the addition of anthracite bi-folding doors which lead out onto the generous rear patio and garden areas. The internal accommodation on offer is spacious as one would expect with a stunning vestibule and reception hallway, three separate ground floor reception rooms in addition to the feature kitchen/breakfast area featuring the modern bi-folding doors, utility and downstairs W.C., four ample double bedrooms, family bathroom and a large en suite servicing the main bedroom. With fantastic views to both the front and the rear this beautiful family home offers the perfect space for a growing family, offering huge versatility and the potential for multi generational living. To the rear the garden offers a patio/seating area, large lawn and parking facilities for two cars as well as an electric charging point.

- Victorian Double Fronted Villa
- Beautifully Presented Period Home
- Early Viewing Highly Recommended
- Blend Of Modern & Period Charm
- Off Street Parking - Electric Charging Point
- Convenient & Central Location
- Four Double Bedrooms
- Fantastic Bi Folding Doors
- Generous Walled Level Garden
- EPC - D62



Mannamead

Eggbuckland Road is a highly sought after avenue in the heart of the prestigious area of Mannamead. This area is very highly regarded locally thanks to its abundance of substantial family homes and stunning apartments in beautifully converted period buildings. Being just a short drive from Plymouth City Centre and also within walking distance of Mutley Plain, the property boasts easy access to local amenities along with regular local bus routes which operate along Mannamead Road & Mutley Plain; giving access into the city centre and numerous other locations across the city. The A38 dual carriageway is just a short drive away also providing easy access into Cornwall via the Tamar Bridge along with Exeter and the rest of the UK from the M5 Motorway. There are a number of popular local schools found nearby, with the closest primary school being Compton Church of England Primary School and the nearest secondary schools being Plymouth College and Eggbuckland Community College.

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 airport located in Exeter (49 miles away).

Entance Vestibule

Reception Hall

Kitchen/Breakfast Room

25'5" x 11'8" (7.75m x 3.55m)

Sitting Room

14'7" x 14'2" (4.44m x 4.32m)

Dining Room

14'7" x 14'5" (4.44m x 4.39m)

Garden Room

Conservatory

Utility

6'2" x 8'6" (1.89m x 2.58m)

WC

Landing

Bedroom 1

13'11" x 14'6" (4.23m x 4.42m)

En-suite Bathroom

Bedroom 2

14'7" x 13'7" (4.44m x 4.15m)

Bedroom 3

14'7" x 14'1" (4.44m x 4.30m)

Bedroom 4

10'1" x 7'11" (3.08m x 2.41m)

Family Bathroom

WC

Rear Garden

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

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



Cross Keys Estate
Residential Sales & Lettings



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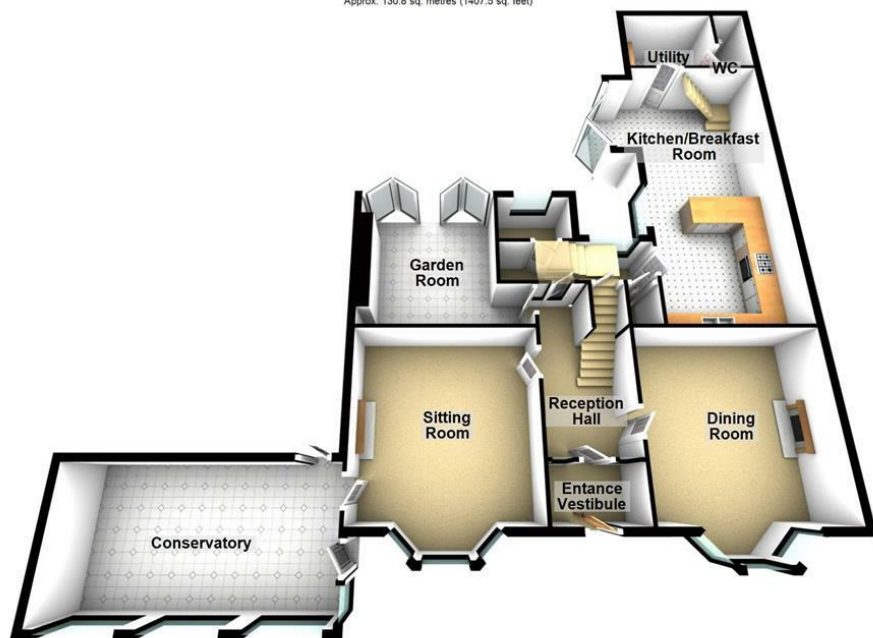


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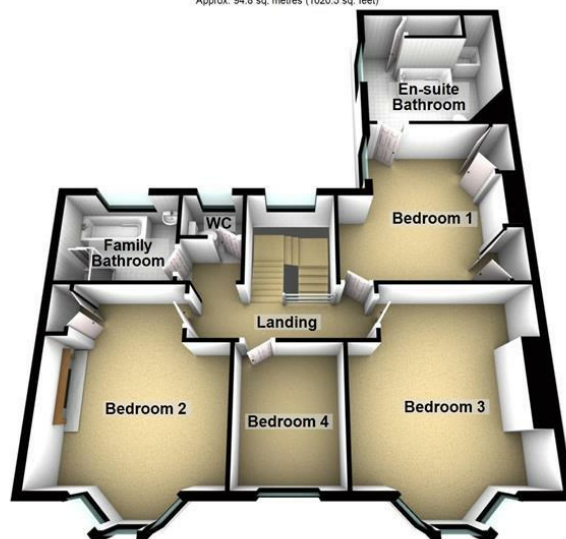


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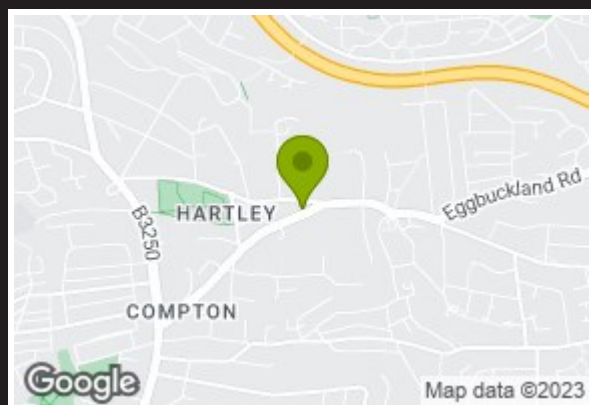
Ground Floor
Approx. 130.8 sq. metres (1407.5 sq. feet)



First Floor
Approx. 94.8 sq. metres (1020.5 sq. feet)



Total area: approx. 225.6 sq. metres (2428.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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 E



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