



# Cross Keys Estates

## Opening doors to your future



51 Ford Hill  
Plymouth, PL2 1HJ  
Guide Price £230,000 Freehold



## 51 Ford Hill, Plymouth, PL2 1HJ Guide Price £230,000 Freehold

\*\* Guide Price £230,000 to £250,000 \*\*

Cross Keys Estates are exceptionally pleased to present for sale this superb end terrace Victorian family house located close to the centre of Stoke Village. This property has undergone a programme of updating and refurbishment by the current owners and is presented to an immaculate standard throughout. The large, light and airy accommodation comprises entrance vestibule, reception hallway, ground floor toilet, sitting room, family dining room, breakfast room, fabulous modern fitted kitchen, three generous double bedrooms and a family bathroom. There are gardens to the front and the rear (westerly facing for the evening sunsets). This house is located close to Stoke Village with all the amenities that are on offer as well as being within walking distance of local schools. This property is being offered with no onward chain and an early internal viewing is highly recommended to fully appreciate just what a fantastic large family house should be.

- Fantastic Large End Terrace House
- Recently Updated Throughout
- Ground Floor Cloakroom, uPVC Dg
- Modern Fitted Kitchen, Store Room
- Available With No Onward Chain
- Westerly Facing Rear Enclosed Garden
- Large Sitting Room, Family Dining Room
- Good Size Breakfast Room, Gch
- Three Ample Sized Double Bedrooms
- Early Viewing Advised, EPC = C70



## 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.

### 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). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

### Stoke

Stoke is a sought-after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

### Entrance Vestibule

### Reception Hallway

26'3" x 5'10" (8.01m x 1.79m)

### Sitting Room

13'3" x 13'9" (4.04m x 4.18m)

### Dining Room

13'1" x 11'3" (4.00m x 3.43m)

### Toilet

### Breakfast Room

12'4" x 10'8" (3.77m x 3.25m)

### Fitted Kitchen

11'0" x 10'8" (3.36m x 3.25m)

### External Store

### Landing

### Primary Bedroom

13'5" x 17'5" (4.08m x 5.32m)

### Bedroom 2

12'9" x 11'2" (3.88m x 3.40m)

### Bedroom 3

8'2" x 10'4" (2.49m x 3.16m)

### Bathroom

### Gardens

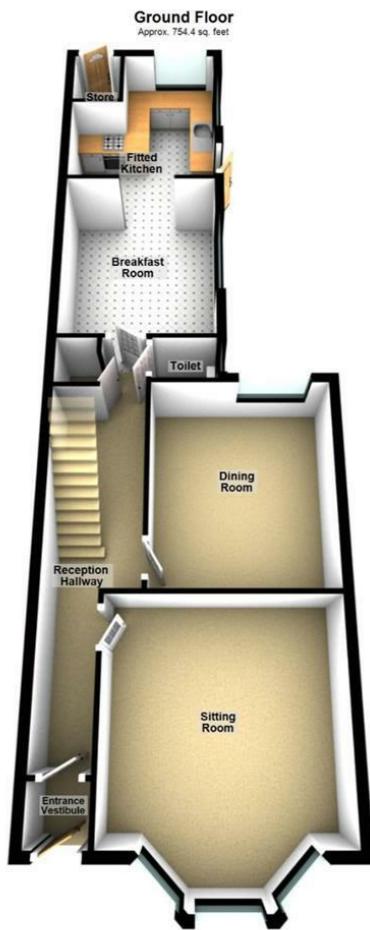
### Lettings Department

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](mailto:sarah.millman@pn-fs.co.uk)

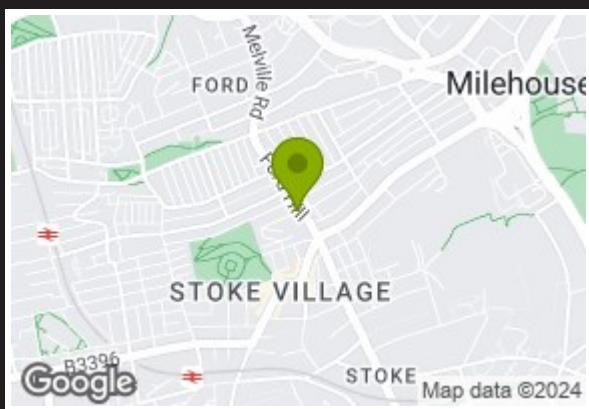




## Cross Keys Estates

Residential Sales & Lettings

Total area: approx. 1342.4 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	70	80
(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 B**



**Cross Keys Estates**  
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | [sales@crosskeysestates.net](mailto:sales@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)