



Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings



12 Bedford Mews Deptford Place
Plymouth, PL4 8JL
Guide Price £130,000 Freehold



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** Guide Price £130,000 to £150,000 **

Cross Keys Estates present this quaint characteristic mews cottage in the centrally located Deptford Place, this charming terraced house offers a unique opportunity for first-time buyers and investors alike and providing a good yield. The property boasts a delightful open plan sitting room and kitchen, creating a warm and inviting space for relaxation and entertaining.

The spiral staircase leads you to the cosy bedroom, which is complemented by a modern shower room, ensuring both comfort and convenience. This quaint one-bedroom house is offered with no onward chain, making it an ideal choice for those looking to move swiftly into their new home.

- Characteristic Terraced Mews Cottage
- Good Size Double Bedroom
- Open Plan Sitting Room/Kitchen
- Convenient No Onward Chain
- Ideal For First Time Buyers/Investors
- Sought After Central Location
- Modern En Suite Shower Room
- Stylish Modern Fitted Kitchen
- Close To University & City Centre
- Early Viewing Advised, EPC-TBC



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.

North Hill

North Hill is situated between the City Centre and Mutley Plain. Within walking distance to Plymouth train station with direct routes to Paddington and Penzance. Within the area there are a full range of schooling including Plymouth College, Plymouth high school for girls and Hyde Park Primary. There are both mainstream and independent shops, eateries and public houses in the immediate area as well as being close to Plymouth Drake Circus Shopping Mall.

More Property Information

Situated within walking distance of the city centre and the university, this property benefits from excellent transport links and a vibrant local community. The central location enhances its appeal, providing easy access to a variety of shops, cafes, and amenities.

With its characterful features and great potential, this property is not to be missed. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Sitting Room/Kitchen

17'5" x 10'4" (5.31m x 3.16m)

Bedroom

17'5" x 10'4" (5.31m x 3.16m)

Shower Room

Cross Keys Estates Lettings Department

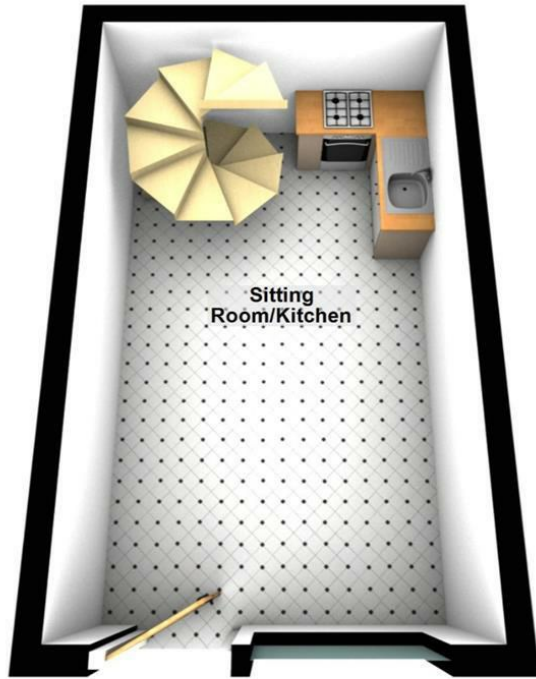
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

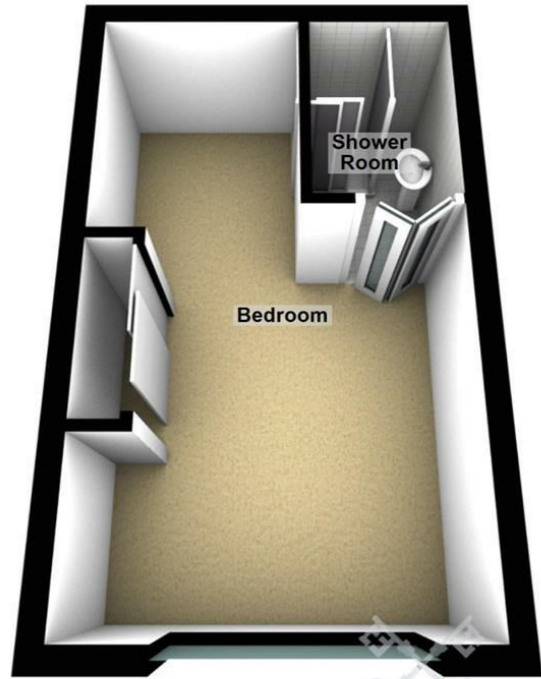
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk



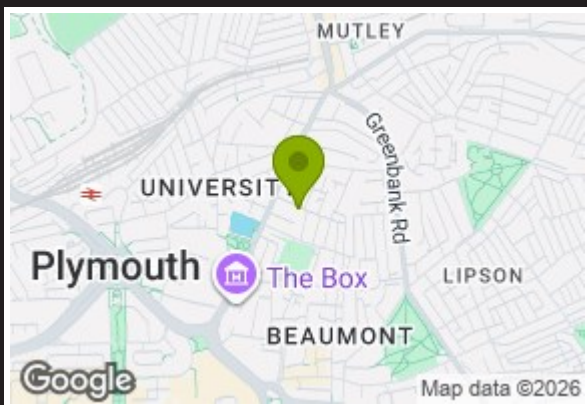
Ground Floor



First Floor



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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 ₂) 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 A



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