



# Cross Keys Estates

Opening doors to your future



4 Rectory Road  
Plymouth, PL1 5QA  
Guide Price £260,000 Freehold





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**\*\* Guide Price £260,000 to £270,000 \*\***

Cross Keys Estates is delighted to introduce this charming Edwardian-style mid-terrace house located on the sought-after Rectory Road in The Rectory. This property is immaculately presented throughout and is truly turn-key ready, making it an ideal choice for those looking to move in without the need for any immediate renovations.

The house boasts two generous double bedrooms, each flooded with natural light, providing a warm and inviting atmosphere. The beautifully designed four-piece bathroom features a stunning standalone bath, perfect for relaxation after a long day. The modern fitted kitchen is equipped with integrated appliances, making it a joy for any home cook. The characteristic features of the sitting room add a touch of elegance, while the spacious dining room is perfect for entertaining guests or enjoying family meals.

- Edwardian Style Mid Terrace
- Immaculately Presented Throughout
- Peaceful Cul De Sac Location
- Fantastic Sunny Roof Terrace
- Spacious Sitting Room & Dining Room
- Highly Desirable Residential Area
- Two Generous Double Bedrooms
- Stunning Modern Fitted Kitchen
- Beautiful Four Piece Bathroom
- Early Viewing Highly 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

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).

### 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 and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. City College Plymouth is located on the southern fringes of the area. There are a number of large recreational areas including Mount Pleasant Recreation Ground, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located off Milehouse Road.

### More Property Information

One of the standout features of this property is the fantastic sunny roof terrace, which offers a delightful space for outdoor relaxation and entertaining. Additionally, the private rear courtyard garden provides a peaceful retreat, ideal for enjoying the fresh air in a tranquil setting.

Situated in a peaceful cul-de-sac location, this home offers a perfect blend of comfort and convenience. With its desirable features and prime location, early viewing is highly advised to avoid missing out on this exceptional opportunity.

### Entrance Vestibule

### Entrance Hall

### Sitting Room

13'11" x 12'3" (4.24m x 3.73m)

### Dining Room

11'10" x 10'1" (3.60m x 3.08m)

### Fitted Kitchen

11'7" x 10'0" (3.52m x 3.05m)

### Utility & Downstairs toilet

5'2" x 10'0" (1.58m x 3.05m)

### Landing

### Bedroom 1

13'11" x 15'11" (4.25m x 4.85m)

### Bathroom

### Bedroom 2

12'1" x 10'1" (3.69m x 3.08m)

### Roof Terrace

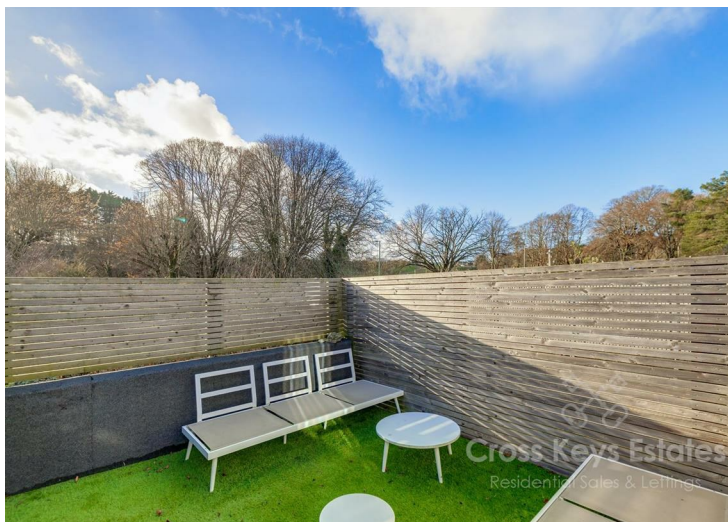
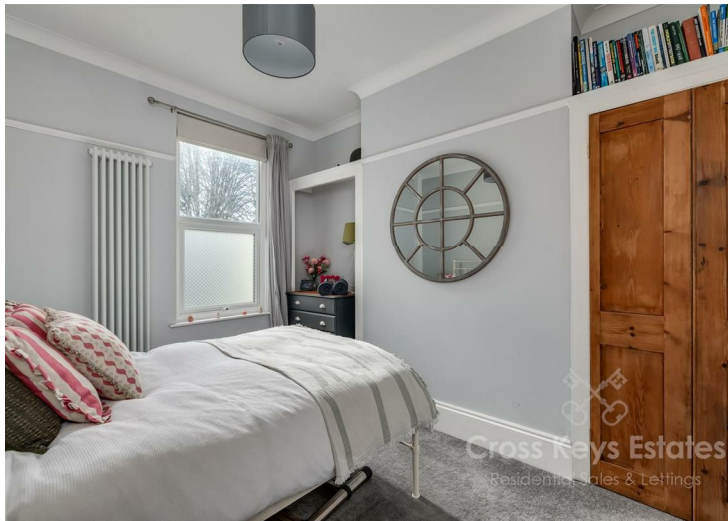
### Rear Courtyard Garden

### 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

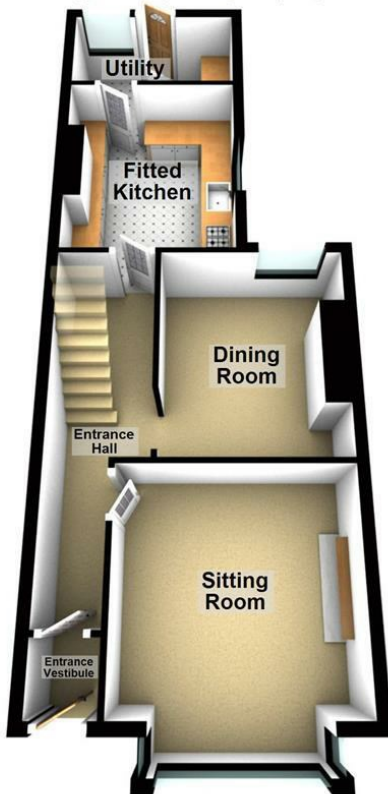
### Financial Services

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



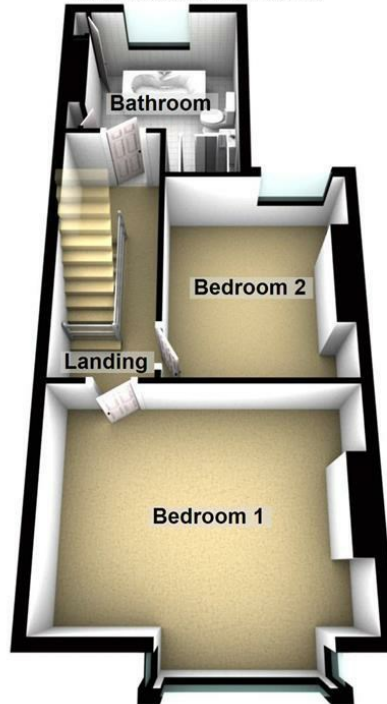
### Ground Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



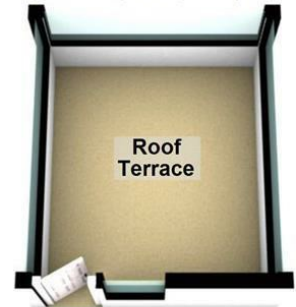
### First Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



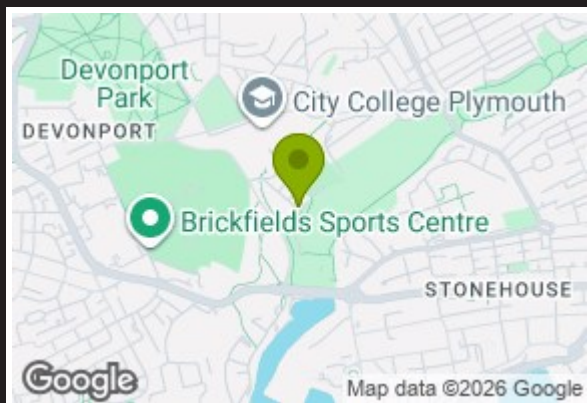
### Second Floor

Approx. 10.7 sq. metres (115.5 sq. feet)



**Cross Keys Estates**  
Residential Sales & Lettings

Total area: approx. 110.6 sq. metres (1190.0 sq. feet)



### 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<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**

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