



Cross Keys Estates

Opening doors to your future



Cross Keys Estates

Residential Sales & Lettings



53 Lydford Park Road
Plymouth, PL3 4LQ

Offers In The Region Of £220,000 Freehold



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Cross Keys Estates is thrilled to present this stunning mid-terrace period property located on the desirable Lydford Park Road in Peverell, Plymouth. This charming house boasts a wealth of characteristic period features that enhance its appeal.

The property comprises two spacious reception rooms, providing ample space for both relaxation and entertaining. The bright and airy living room flows seamlessly into the dining room, creating a welcoming atmosphere for family gatherings or social events. The light & airy fitted kitchen is generously sized, offering a perfect blend of style and functionality for culinary enthusiasts.

- Gorgeous Mid Terrace Period Property
- Two Generous-Sized Double Bedrooms
- Spacious And Bright Living Room, Dining Room
- Close To Local Amenities, Schools And Central Park
- Convenient No Onward Chain
- Highly Popular Peverell Location
- Light And Airy Fitted Kitchen
- Lovely Sunny Private Rear Garden
- Newly Refurbished Spacious Bathroom
- Early Viewing Highly Recommended, EPC=D66



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.

Peverell

Peverell is an extremely well-regarded area and has come to be known locally as very desirable due to its abundance of period terraced family homes. Situated along Weston Park road and boasts an enviable position with views towards Plymouth sound. This highly desirable area is extremely close to Central Park. Its location allows the benefit of being just a short distance from many local amenities found in nearby Hyde Park and Mutley Plain. Regular bus services operate along Peverell Park Road giving access into Plymouth City Centre and other areas further afield. This property also benefits from being within the catchment area of Hyde Park Primary School which is very popular locally and currently boasts a good Ofsted Report.

More Property Information

This home features three beautifully proportioned double bedrooms, each bathed in natural light, ensuring a comfortable and inviting space for rest. The well-appointed bathroom caters to the needs of the household with ease.

One of the standout features of this property is the lovely private rear garden, which is a delightful retreat for relaxation or hosting guests during the warmer months. Its sunny disposition makes it an ideal spot for enjoying a morning coffee or an evening barbecue.

Situated just a stone's throw away from Central Park, this property is conveniently located near local schools and amenities, making it perfect for families and professionals alike.

Early viewing is highly recommended to fully appreciate the charm and potential of this exquisite home. Do not miss the opportunity to make this beautiful property your own.

Entrance Vestibule

Hallway

Sitting Room

11'5" x 10'6" (3.48m x 3.21m)

Dining Room

12'6" x 14'0" (3.80m x 4.26m)

Kitchen

10'0" x 8'7" (3.05m x 2.62m)

Landing

Primary Bedroom

11'6" x 9'7" (3.51m x 2.92m)

Bedroom 2

12'4" x 8'4" (3.77m x 2.54m)

Bathroom

10'0" x 8'7" (3.05m x 2.62m)

Bathroom

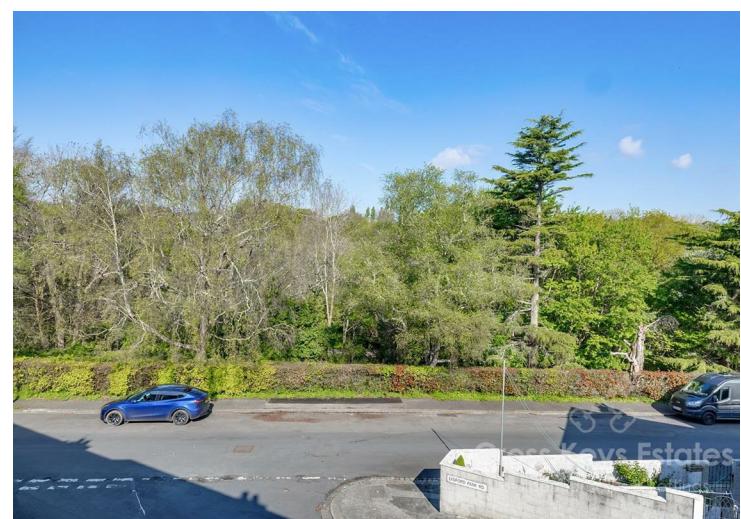
Garden

Cross Keys Lettings Department

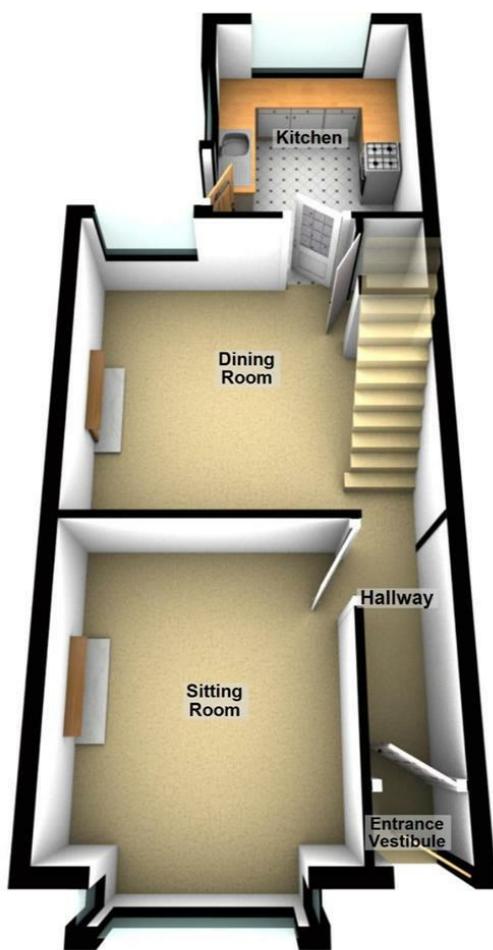
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

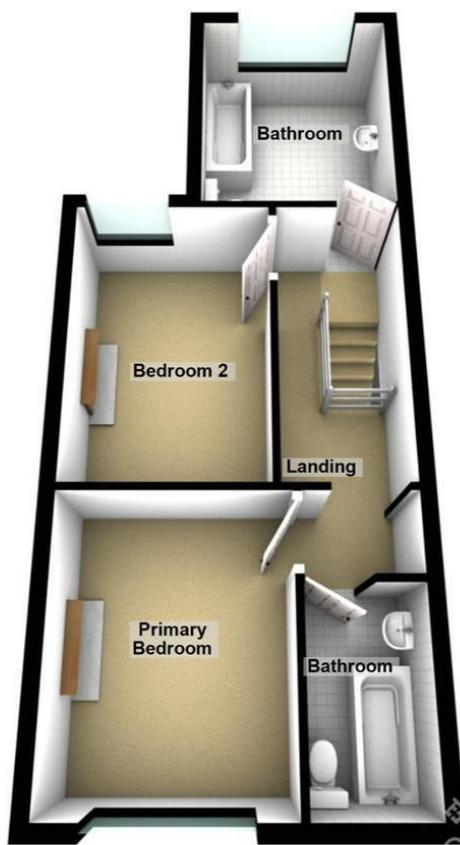
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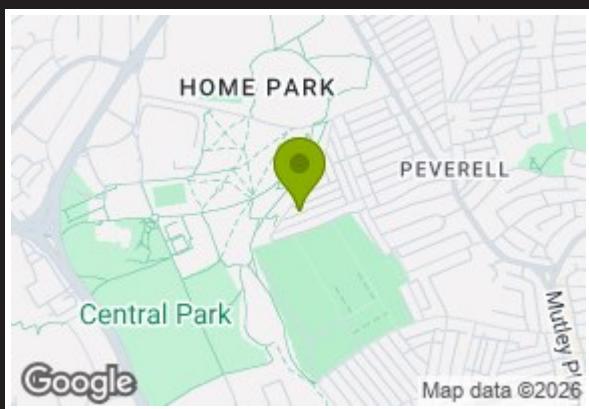
Ground Floor



First Floor



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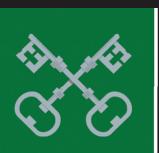
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 B



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