Cross Keys Estates

Opening doors to your future

2 Penlee Road

Plymouth, PL3 4AS

Price Guide £186,000 Freehold

2 Penlee Road, Plymouth, PL3 4AS

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Guide Price - £186,000 - £196,000
Cross Keys Estates are delighted to present for sale this beautifully presented Victorian semi detached home located within the highly sought after residential district of Stoke. Recently Re-decorated to a high standard throughout this stunning property offers traditionally laid out accommodation comprising entrance vestibule, reception hallway, sitting room, separate dining room, fitted kitchen, two large double bedrooms and a downstairs family bathroom. This property is situated a short walk from excellent local amenities, transport links and would make an excellent first time purchase or investment opportunity. Offered to the market with no onward chain an early internal viewing comes highly recommended!

- Victorian Semi Detached Home
- Beautifully Presented
- No Onward Chain
- Private Rear Garden
- PVCu DG & GCH
- Highly Sought After Location
- Two Double Bedrooms
- Close To Schools & Amenities
- Ideal FTB / Investment
- EPC - D64 D58

Plymouth

Plymouth is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

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.

Entrance Vestibule

Fitted Kitchen

10'7" x 9'3" (3.23m x 2.82m)

Sitting Room

14'2" x 12'2" (4.32m x 3.71m)

Dining Room

12'6" x 10'2" (3.81m x 3.10m)

Master Bedroom

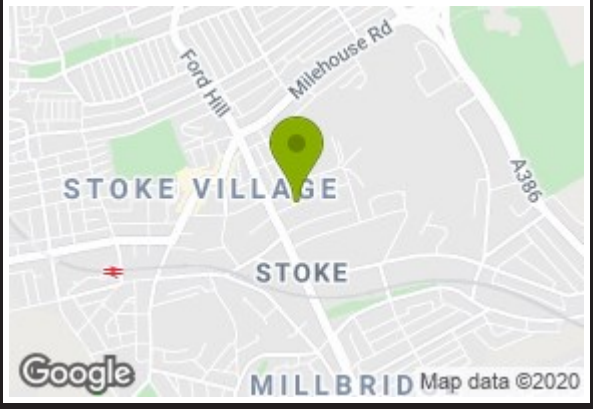
11'8" x 16'4" (3.56m x 4.98m)

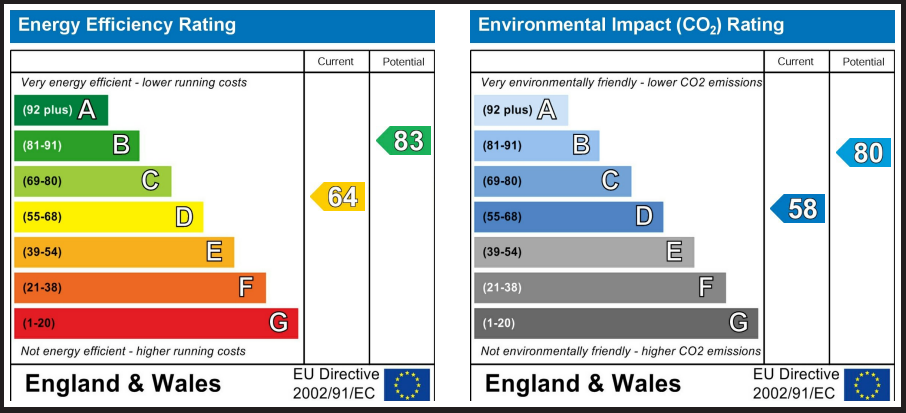
Bedroom 2

12'6" x 10'2" (3.81m x 3.10m)

Family Bathroom

Rear Courtyard





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.

The Property Ombudsman

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Council Tax Band B

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