



# Cross Keys Estates

Opening doors to your future



640 Budshead Road  
Plymouth, PL5 4DL  
Guide Price £100,000 Leasehold



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\*Guide Price £100,000 - £115,000\*

Cross Keys Estates is delighted to introduce this stunning ground floor apartment located on Budshead Road in the desirable area of Whitleigh. This immaculately presented property has been newly refurbished to a high standard, making it an ideal choice for those seeking modern living in a convenient location. Upon entering, you are welcomed by a bright entrance hall that features a handy storage cupboard. The spacious sitting room is filled with natural light and boasts new flooring, creating a warm and inviting atmosphere. The stylish modern fitted kitchen is equipped with integrated appliances, perfect for those who enjoy cooking and entertaining. The apartment comprises a good-sized double bedroom, which also benefits from built-in storage, ensuring ample space for your belongings. The light and airy new shower room features a contemporary design and a new wall radiator, adding to the

- Stunning Ground Floor Apartment
- Spacious Bright Sitting Room
- Stylish Modern Fitted Kitchen
- Large Private Rear Garden, Front Garden
- Close To Amenities & Access Routes
- Immaculately Presented Throughout
- Newly Refurbished To High Standard
- Good Size Double Bedroom
- Light And Airy New Shower Room
- 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-southwest 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 Southwest, 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.

### Whitleigh

Whitleigh is a district area and is in the electoral ward of Budshead of the city of Plymouth. It shares district borders with Southway, Honicknowle, Crownhill, West Park and St Budeaux. Schools in the area are Whitleigh's primary schools, Woodfield Primary School, St. Peter's Roman Catholic School, Whitleigh Community Primary School, and Woodland Community Special School. Sir John Hunt Community Sports College (formerly Community College, and previously Whitleigh comprehensive (or High) school) previously merged with Southway Community College. Whitleigh Green is the predominant shopping precinct, which hosts a small supermarket (co-op), take away (fish & chip shop), cafe, hair/beauty salon, discount store (household & gardening), bakery, newsagents, post office and a pharmacy. Wheal Whitleigh was a silver and lead mine, located near the present-day Christian Mill Business Park. Workings extend westwards following the approximate line of Lancaster gardens. Whitleigh is a popular residential area and boasts easy access to the A38 dual carriageway. Regular bus routes operate through Whitleigh giving access into Plymouth City Centre and other areas across the city

### More Property Information

One of the standout features of this property is the large private rear garden, which includes a separate end secret garden, providing additional privacy and a tranquil outdoor space to relax. The front garden patio offers a lovely spot for enjoying the fresh air.

Situated close to local amenities, this apartment is not only a beautiful home but also offers the convenience of nearby shops and services. This property is perfect for first-time buyers, couples, or anyone looking to downsize without compromising on quality or comfort. Don't miss the opportunity to make this exceptional apartment your new home.

#### Entrance Hall

7'6" x 5'9" (2.28m x 1.74m)

#### Sitting Room

12'8" x 13'4" (3.85m x 4.06m)

#### Kitchen

10'4" x 8'0" (3.14m x 2.45m)

#### Bedroom

10'4" x 10'8" (3.14m x 3.26m)

#### Shower Room

4'10" x 5'9" (1.47m x 1.74m)

#### Garden

### Cross Keys Estates Lettings Department

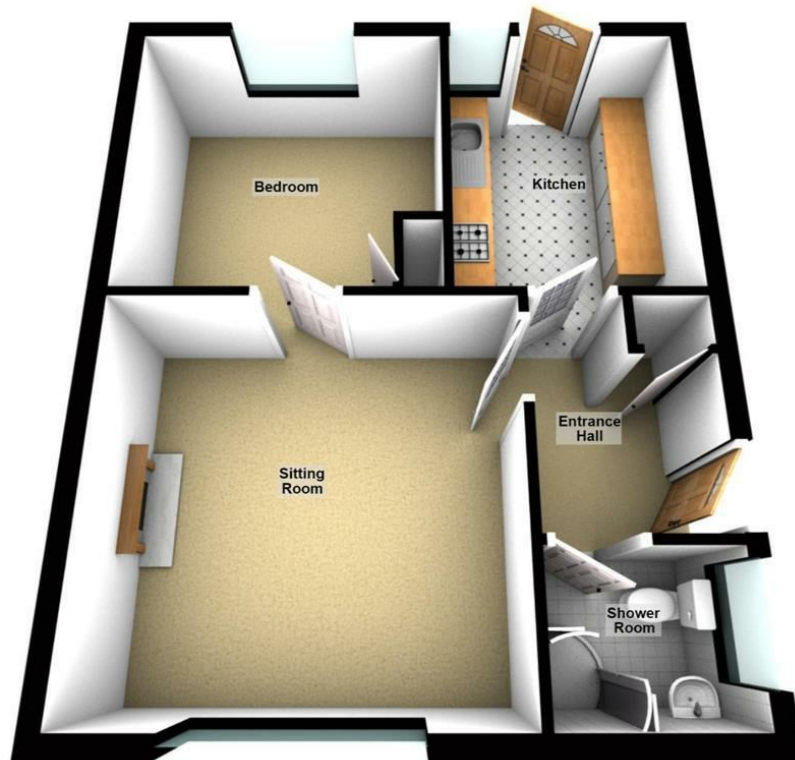
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial Services

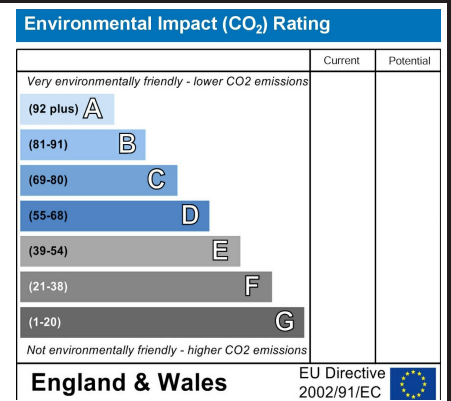
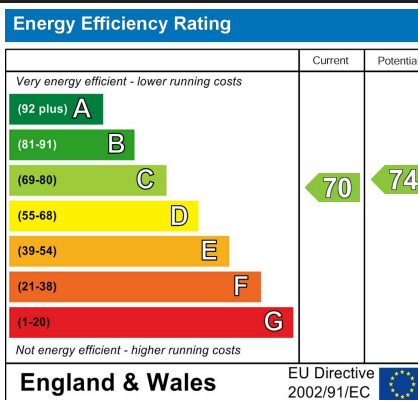
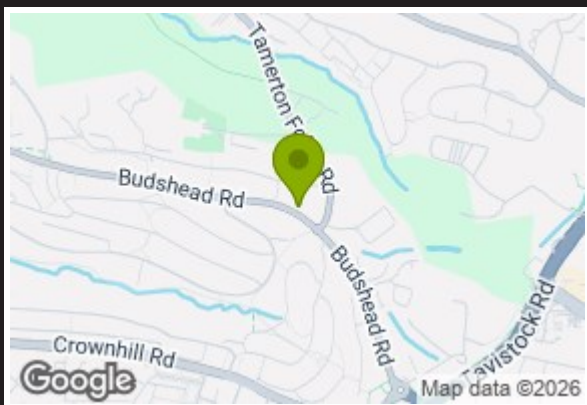
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



Ground Floor



  
**Cross Keys Estates**  
 Residential Sales & Lettings



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**

  
**Cross Keys Estates**  
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Sales, Cross Keys House 51-53 Devonport Road,,  
 Stoke, Plymouth, Devon, PL3 4DL  
 Tel: 01752 500018 | sales@crosskeysestates.net  
 www.crosskeysestates.net