



# Cross Keys Estates

Opening doors to your future



  
**Cross Keys Estates**  
Residential Sales & Lettings



  
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14 Barne Close  
Plymouth, PL5 1DZ  
Guide Price £120,000 Leasehold



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**\*\* Guide Price £120,000 to £130,000 \*\***

Nestled in the sought-after area of Barne Barton, Plymouth, this purpose-built ground floor apartment offers a wonderful opportunity for first-time buyers and investors alike. The property boasts three generously sized bedrooms, providing ample space for family living or accommodating guests.

The modern fitted kitchen is both stylish and functional, perfect for those who enjoy cooking and entertaining. The large sitting room/diner creates a welcoming atmosphere, ideal for relaxing or hosting gatherings with friends and family. The sleek bathroom, complemented by a separate toilet, adds to the convenience of this well-designed apartment.

- Purpose Built Ground Floor Apartment
- Large Sitting Room/Diner
- Popular Residential Area
- Convenient No Onward Chain
- Close To Amenities, Schools, Shops
- Three Good Sized Bedrooms
- Generous Modern Fitted Kitchen
- Sleek Bathroom, Separate Toilet
- Ideal For FTB Or Investors
- 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.

### St Budeaux

Today, St Budeaux includes a Catholic church, a Methodist church, a Baptist church and two Church of England churches. It also has a public library, three pubs, four primary schools and two railway stations, although the village does not have its own secondary school. Most of the main shops including a KFC outlet, are situated in St Budeaux Square which is adjacent to Wolseley Road. Most children of secondary school age in the area attend Marine Academy Plymouth in the nearby ward of King's Tamerton or bus to one of the residual grammar schools or one of the many other community colleges. While the official boundaries of the ward itself cover approximately 5 square kilometres, St Budeaux is often considered to include the neighbouring wards of Barne Barton and Kings Tamerton

### More Property Information

One of the standout features of this property is the allocated off-road parking space, ensuring that you have a secure place for your vehicle. Additionally, the absence of an onward chain makes for a smooth and hassle-free purchasing process.

Situated close to a variety of amenities, including schools and shops, this apartment is perfectly positioned for everyday convenience. Early viewing is highly advised to fully appreciate the potential this property has to offer. Don't miss out on the chance to make this delightful apartment your new home.

#### Hallway

7'10" x 16'8" (2.40m x 5.08m)

#### Kitchen/Diner

11'10" x 11'2" (3.61m x 3.40m)

#### Sitting Room

11'7" x 20'1" (3.52m x 6.12m)

#### Bedroom 1

11'10" x 10'10" (3.61m x 3.29m)

#### Bedroom 2

11'10" x 10'10" (3.61m x 3.29m)

#### Bedroom 3

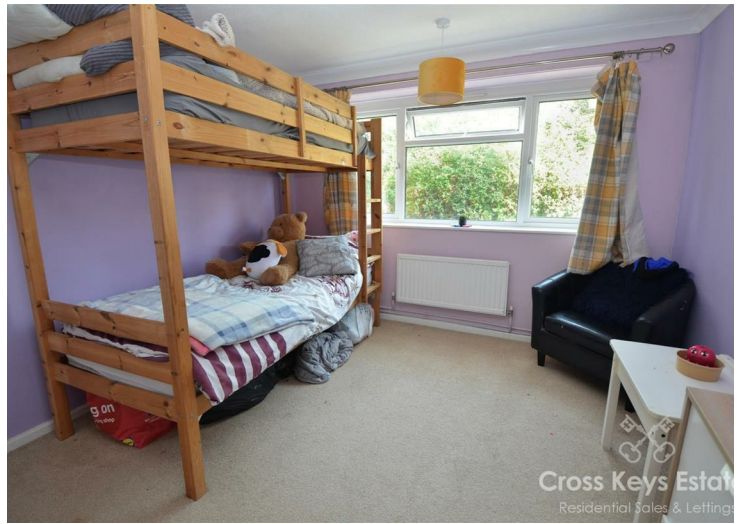
11'7" x 7'9" (3.52m x 2.36m)

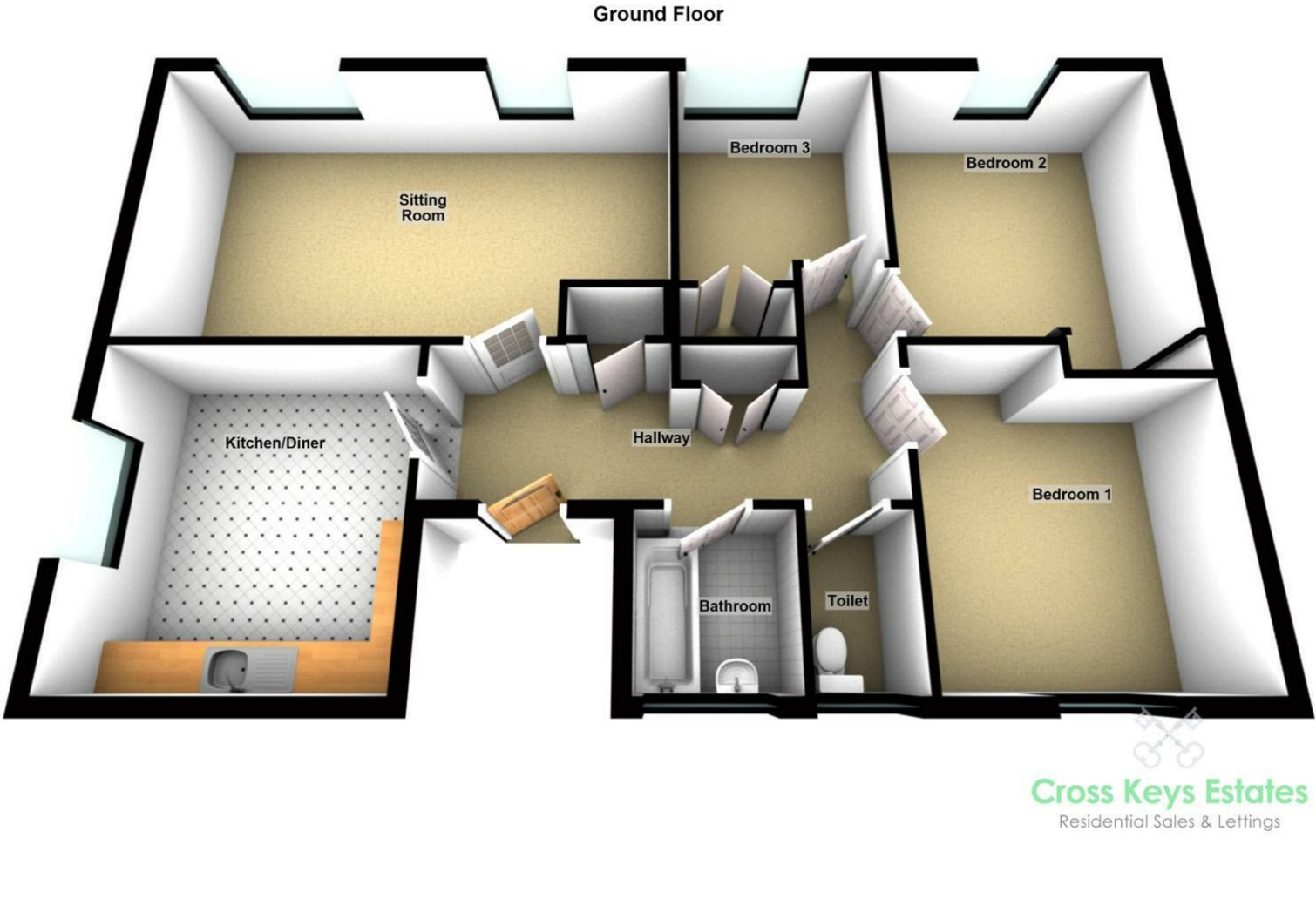
### Cross Keys Estates Lettings Department

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 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.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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 A**



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