



# Cross Keys Estates

Opening doors to your future



29 Tresillian Street  
Plymouth, PL4 0QP  
Guide Price £190,000 Freehold



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\*\* Guide Price £190,000 to £200,000 \*\*

Cross Keys Estates is delighted to present this charming Period Mid Terrace Property located on the desirable Tresillian Street in Cattedown. This well-presented home boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking extra space.

Upon entering, you will find a spacious sitting room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is both functional and stylish, providing all the necessary amenities for your culinary adventures.

- Period Mid Terrace Property
- Well Presented Throughout
- Spacious Sitting Room & Dining Room
- Private Garden, Pergola & Storage Shed
- Modern Fitted Kitchen
- Highly Popular Residential Area
- Two Great Size Double Bedrooms
- Close To Amenities , Shops, Parks
- Perfect For First Time Buyers
- 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.

## Cattedown

Situated in the popular residential location of Cattedown, the property boasts a highly central location within walking distance to a number of amenities and recreational facilities, being particularly close to the Barbican Leisure Centre where there are numerous bars, restaurants and a Vue Cinema. Plymouth City Centre is just a little beyond the leisure park where any number of further amenities can be found along with Plymouth famous waterfront, best enjoyed from the Barbican or Plymouth Hoe. Local transport links operate nearby with local bus routes giving access to a number of locations across the city. The property is also within the catchment area of the popular Prince Rock Primary School which currently boasts an Outstanding Ofsted Report.

## 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 rail, 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).

## More Property Information

One of the standout features of this property is the private garden, complete with a lovely pergola, offering a serene outdoor space to unwind or enjoy al fresco dining during the warmer months.

Situated in a popular residential area, this home is conveniently close to a variety of amenities, including shops and parks, and is just a short walk from the vibrant Plymouth City Centre. This prime location ensures that you have everything you need right at your fingertips.

Given the appeal of this property and its excellent location, early viewing is highly advised to avoid disappointment. This delightful home is ready to welcome its new owners, offering both comfort and convenience in a sought-after area.

## Entrance Hall

## Sitting Room

13'2" x 11'3" (4.02m x 3.42m)

## Dining Room

13'5" x 14'4" (4.08m x 4.36m)

## Fitted Kitchen

12'5" x 6'10" (3.78m x 2.08m)

## Landing

## Bedroom 1

10'4" x 14'4" (3.16m x 4.36m)

## Bedroom 2

10'4" x 7'6" (3.16m x 2.28m)

## Bathroom

## Patio Garden

## Lettings

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 Merriott MNAEA MARLA, Managing Director on 01752 500018

## Financial Services

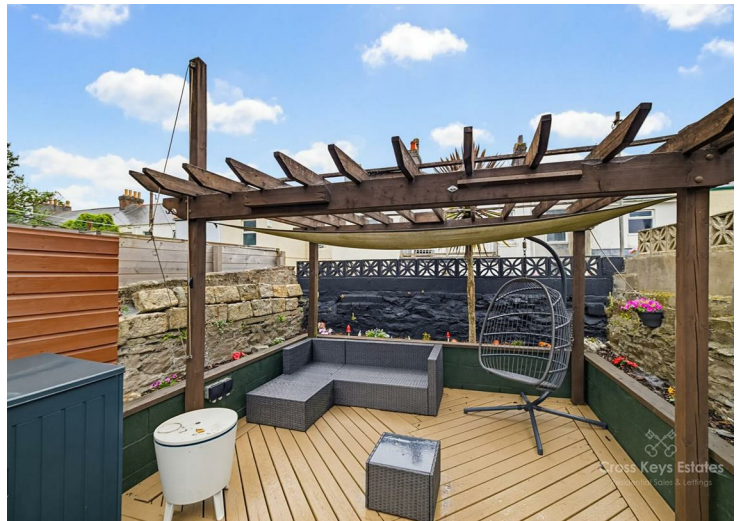
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment 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

## Fixtures & Technical Specification

This property has undergone extent technical Specification in which please see details below;

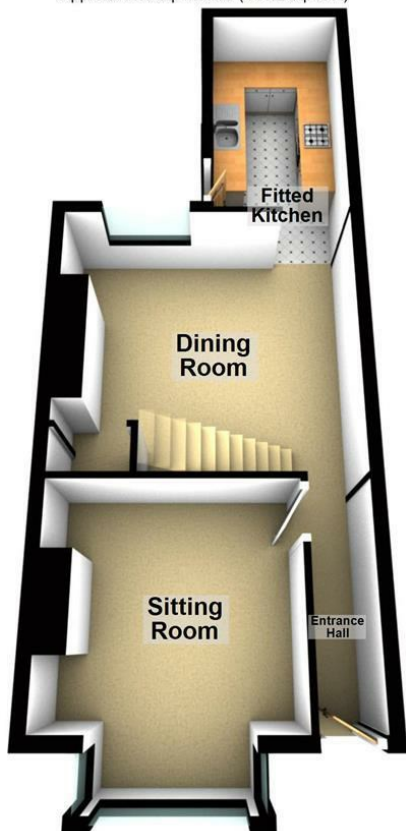
- Smart Nest Thermostat
- Danalock V3 front door lock can be controlled via any mobile with the app and it can also provide limited guest access via the app. The Danalock also works with just a key like a traditional door lock.
- Lightwave light switches through out the house, that can be controlled from the app including altering the brightness. The sockets externally can also be controlled via the app.
- Lightwave can be connected to google, Amazon and Siri for voice control or used as standard light switches. With paid subscription (not much) multi tap can trigger different things. Like if you double tap the off button by the front door it will turn all the Lightwave lights and sockets off. Can also be hooked up to more advanced Smart Home systems allowing for motion controlled lights, dimmer light settings at night etc... Only the Kitchen and bathroom aren't on the smart switches.

If requested, all the technical specifications can be converted back to the standard requirements.



### Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)

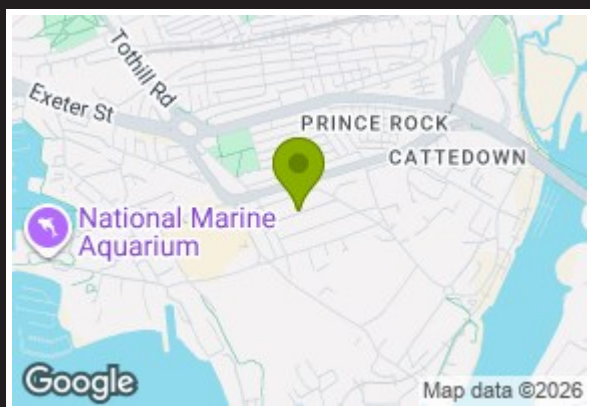


### First Floor

Approx. 31.7 sq. metres (340.7 sq. feet)



Total area: approx. 72.6 sq. metres (781.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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>			<b>85</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			
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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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