



# Cross Keys Estates

## Opening doors to your future



**Cross Keys Estates**  
Residential Sales & Lettings



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64 Bayswater Road  
Plymouth, PL1 5BX  
Guide Price £175,000 Freehold



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\*\* Guide Price £175,000 to £200,000 \*\*

Cross Keys Estates are pleased to present to the market this ideally situated abode. Nestled in the heart of the City Centre on Bayswater Road, this charming Victorian terraced house is a true gem waiting to be discovered. Perfect for first-time buyers or those looking to start a new chapter, this property boasts two reception rooms, two double bedrooms, under stairs storage/cupboard and a well-appointed family bathroom. As you step inside, you'll be greeted by a generously sized sitting room, ideal for relaxing or entertaining guests. The large fitted kitchen/dining room is perfect for whipping up delicious meals and creating lasting memories with loved ones. The two ample double bedrooms offer comfort and tranquillity, ensuring a peaceful night's sleep. One of the highlights of this property is the outdoor storage/workshop, providing convenience and practicality for your everyday needs. With double glazing and

- Ideally Situated Close To City Centre
- Available Without An Onward Chain
- Two Ample Sized Double Bedrooms
- Storage/Workshop/Utility Outhouse
- Great Views Over City & Central Park

- Elevated Terrace Victorian Family Home
- Sitting Room, Fitted Kitchen/Dining Room
- First Floor Fitted Family Bathroom, Gch
- Parking For One Car
- Early Viewing Recommended, EPC = C71



## 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.

### City Centre

Plymouth City Centre has undergone much redevelopment in recent times and seen the addition of Drake's Circus Shopping Mall with over 60 retail outlets and eateries. The new coach station is now right in the heart of the shopping district and offers really easy access to all parts of the South West along with the railway station only a short walk away. A brand-new shopping, eating and leisure complex has been announced for the old coach depot and will certainly add to the vibrant feel of the city which is rapidly becoming a real destination location for people relocating to the area and tourists alike. Plymouth is known also known as Britain's Ocean City and has much to offer including other nearby attractions such as The Barbican, with its mix of bars, galleries and restaurants, The Royal William Yard has also much to offer with a monthly outdoor cinema, café culture and soon to boast a new high-end hotel. Plymouth City Centre is definitely the place to be if you love the urban feel of a growing, fun city close to the sea.

### Entrance Vestibule

Door.

### Reception Hallway

21'8" x 5'8" (6.61m x 1.72m)

### Sitting Room

12'0" x 13'9" (3.67m x 4.20m)

### Kitchen/Diner

12'6" x 11'5" (3.82m x 3.48m)

### Landing

#### Primary Bedroom

12'3" x 11'6" (3.74m x 3.51m)

#### Bedroom 2

12'8" x 11'6" (3.85m x 3.51m)

#### Family Bathroom

#### Enclosed Rear Courtyard

### 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

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, 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.millman@pn-fs.co.uk](mailto:sarah.millman@pn-fs.co.uk)



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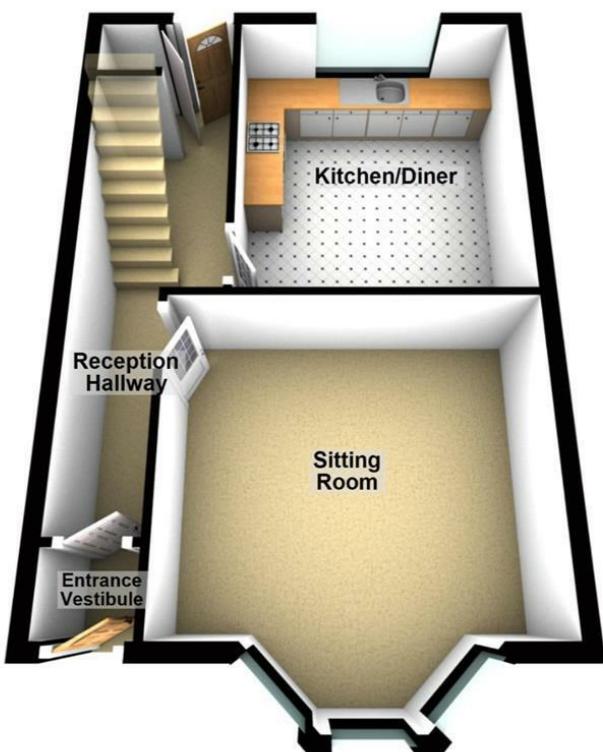


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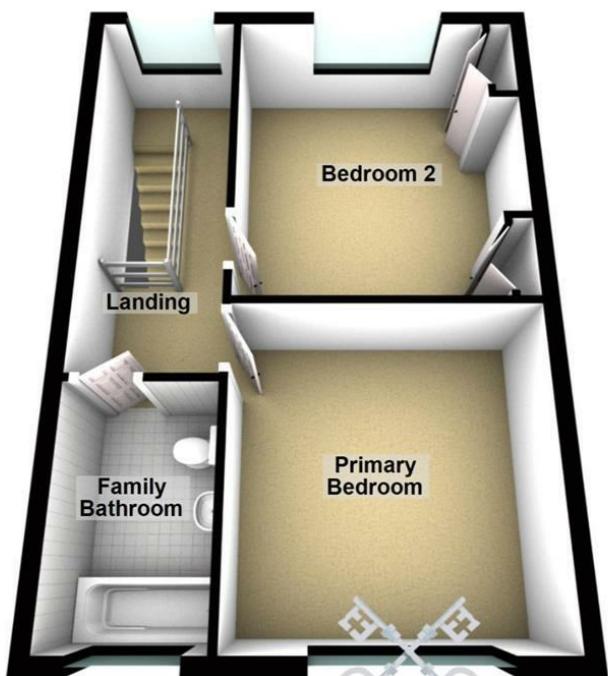


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## Ground Floor



## First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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 B



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Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | [sales@crosskeysestates.net](mailto:sales@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)