# Cross Keys Estates

Opening doors to your future

42 Bearsdown Road

Plymouth, PL6 5TR

Offers In The Region Of £260,000 Freehold

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Cross Keys Estates is delighted to present this charming semi-detached house located on the desirable Bearsdown Road in Eggbuckland. This property boasts three well-proportioned bedrooms, comprising two doubles and one single, making it an ideal family home. The bright and open-plan sitting room and dining room create a welcoming atmosphere, perfect for both relaxation and entertaining.
The property features a spacious front garden and a lovely rear garden, offering delightful views and ample outdoor space for family activities or gardening enthusiasts. Additionally, there is a garage and an off-road parking space, providing convenience and ease for residents and guests alike.

- Spacious Semi-Detached Property
- Open Plan Sitting Room/Dining Room
- Lovely Far Reaching Views
- Convenient No Onward Chain
- Light & Airy Family Bathroom
- Three Good Sized Bedrooms
- Highly Desirable Residential Area
- Large Front & Rear Garden, Garage
- Cosmetic Uplift Required
- Early Viewing Advised, EPC-TBC

## Cross Keys Estates
As one of Plymouths' 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.

## Eggbuckland
Eggbuckland is an extremely well regarded area just north of Plymouth City Centre and Mutley Plain which boasts several local amenities being readily available including a two co-operative stores, a local public house, local take away restaurants and popular primary and secondary schools. The property we are offering for sale boasts a superb a cul de sac location and is within walking distance to the amenities mentioned previously including the schools. This position also allows the property access to regular bus services which operate along Austin Crescent giving access to Plymouth City Centre and numerous other locations across the City.

## More Property Information
The family bathroom is light and airy, ensuring a pleasant experience for daily routines. Situated close to local amenities, including schools and shops, this home is perfectly positioned for families seeking a vibrant community.
While the property does require some cosmetic uplift, it presents a fantastic opportunity for buyers to add their personal touch and realise its full potential. With no onward chain, this home is ready for a new owner to move in and make it their own. Early viewing is highly advised to fully appreciate the charm and possibilities this property has to offer.

## Porch
3'5" x 5'7" (1.05m x 1.70m)

## Hallway
6'7" x 6'11" (2.00m x 2.10m)

## Sitting Room/Diner
24'1" x 11'7" (7.34m x 3.53m)

## Kitchen
12'3" x 6'11" (3.73m x 2.10m)

## Toilet
5'8" x 3'8" (1.72m x 1.13m)

## Landing
9'2" x 6'11" (2.80m x 2.11m)

## Primary Bedroom
12'2" x 11'7" (3.70m x 3.52m)

## Bedroom 2
11'7" x 11'7" (3.54m x 3.52m)

## Bathroom
5'4" x 6'11" (1.63m x 2.11m)

## Bedroom 3
8'11" x 6'11" (2.71m x 2.11m)

## Garage
20'1" x 8'10" (6.12m x 2.68m)

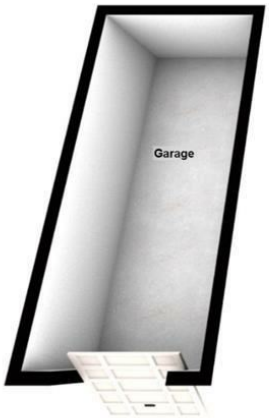
## Front & Rear Garden

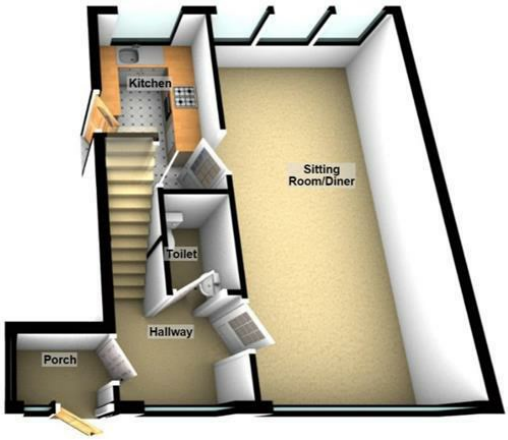
## Views

## 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

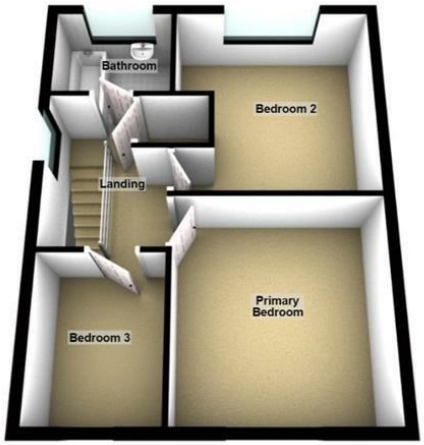
## Financial Services
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice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

Ground Floor

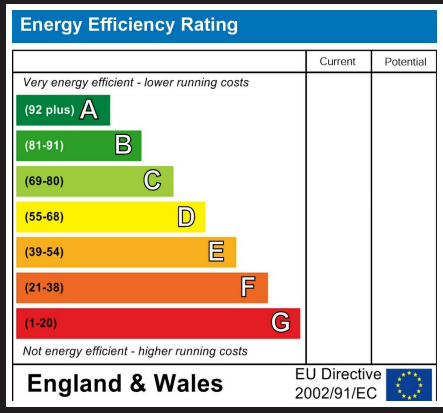


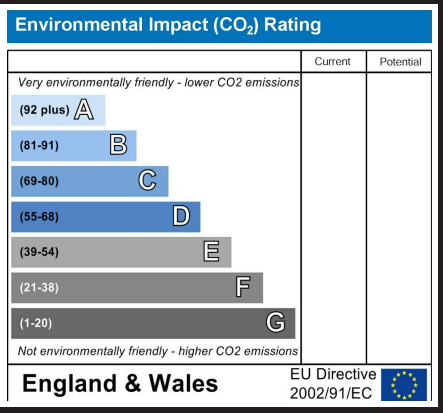




First Floor




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.

The Property Ombudsman

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**Council Tax Band C**

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