Cross Keys Estates

Opening doors to your future

19 Blackthorn Close
Plymouth, PL5 2LD
Guide Price £210,000 Freehold

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** Guide Price £210,000 to £230,000 **
Cross Keys Estates is delighted to present this spacious mid-terrace family home located in the desirable cul-de-sac of Blackthorn Close, Honicknowle. This well-presented property boasts a light and airy sitting room, perfect for relaxation and entertaining. The stylish modern kitchen/diner is equipped with NEFF integrated appliances and features elegant Karndean flooring, making it both functional and aesthetically pleasing. The home comprises two generously sized double bedrooms. The newly fitted sleek shower room is a standout feature, showcasing a walk-in waterfall shower adorned with tasteful tiles.

- Spacious Mid Terrace Family Home
- Stylish Modern Kitchen/Diner
- Gorgeous Private Rear Garden
- Benefitting From Outside Bar/Summer House
- Peaceful Cul De Sac Location
- Well Presented Throughout
- Light And Airy Sitting Room
- Two Good Size Double Bedrooms
- Newly Fitted Sleek Shower Room
- Close To Amenities, EPC-D73

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-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.

Honicknowle
Honicknowle is an area found to the north-west of Plymouth City Centre and just north of the A38 dual carriageway, therefore providing a peaceful 'suburb' location which still provides easy access into Plymouth City Centre and other areas across the city and further beyond via the numerous bus routes which operate nearby and the A38 being just a 5 minute drive away. The property we are offering for sale is a nicely positioned peaceful street found just off Honicknowle Green where the majority of local shops can be found, with further amenities being just a short walk away in the Transit Way Commercial Centre including a Lidl and a Tesco supermarket. There is a local primary school known as Shakespeare Primary School and secondary school known as All saints Plymouth which both boast Good Ofsted Reports.

More Property Information
Outside, you will find a gorgeous private rear garden, complete with a charming summer house that is currently utilised as a bar, ideal for summer gatherings or quiet evenings. The property also benefits from a new resin driveway, offering parking for two vehicles, a valuable asset in this sought-after area.
Conveniently situated close to local amenities, shops, and schools, this home is perfect for first-time buyers seeking a peaceful yet accessible location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Hallway
15'2" x 6'7" (4.62m x 2.00m)
Window to front, stairs, door to:

Sitting Room
11'8" x 13'0" (3.56m x 3.96m)

Kitchen/Diner
8'5" x 16'3" (2.57m x 4.95m)

Landing
11'9" x 2'9" (3.57m x 0.83m)

Primary Bedroom
10'7" x 13'2" (3.23m x 4.02m)

Bedroom 2
9'10" x 8'7" (2.99m x 2.62m)

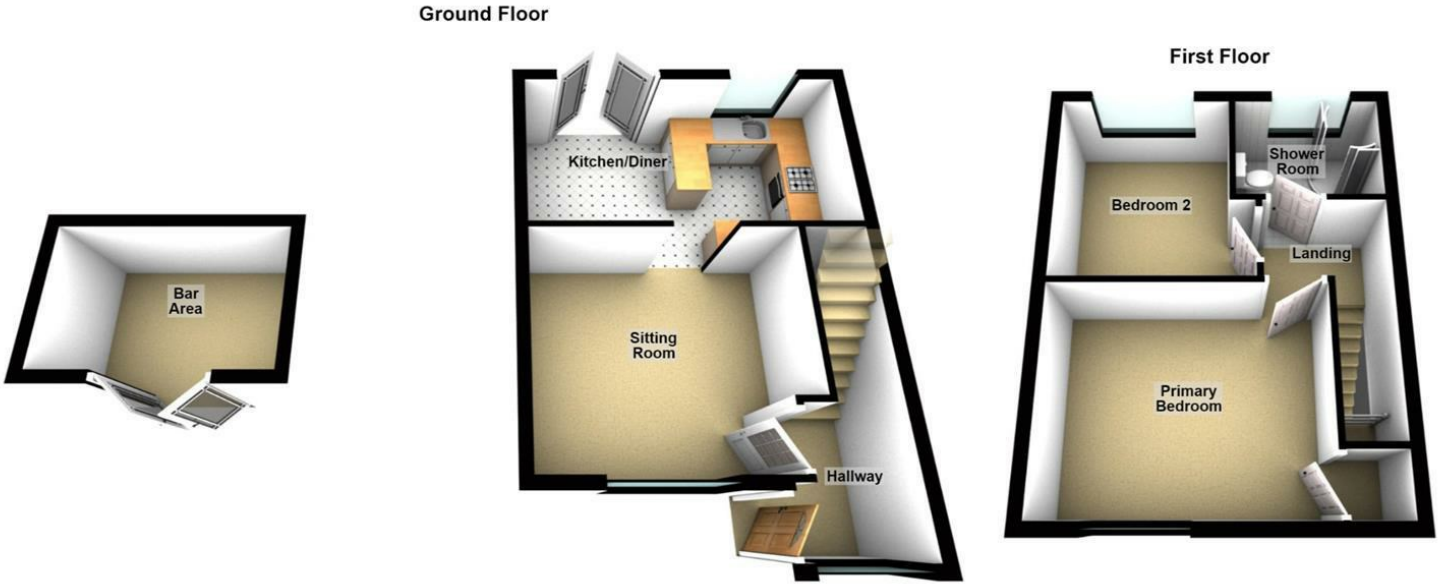
Shower Room
5'5" x 7'4" (1.66m x 2.23m)
Window to rear, door to:

Bar Area
Double door.

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
Mortgage Monkeys can help you understand how much you may be able to borrow, review your mortgage options and arrange a Decision in Principle—ask a member of our team for an introduction.



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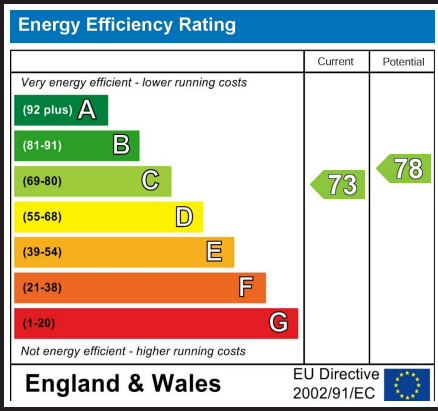
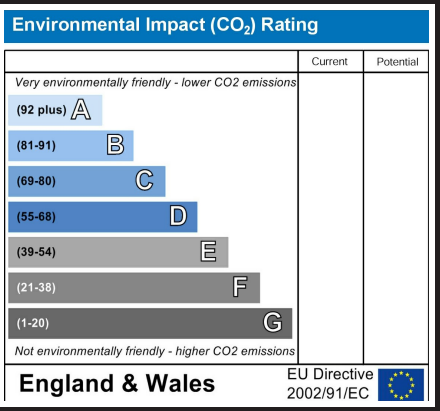
Residential Sales & Lettings





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 B

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