Cross Keys Estates

Opening doors to your future

33 West Down Road
Plymouth, PL2 3HF

Guide Price £240,000 Freehold

33 West Down Road, Plymouth, PL2 3HF

Offers In Excess Of £230,000 Freehold

** Offers in Excess of £230,000 **
Cross Keys Estates are delighted to present this spacious semi-detached family home located on the highly sought-after West Down Road in Plymouth. This charming property boasts three generous double bedrooms, including and a loft room.
Spread over three floors, the home features a good-size sitting room. The kitchen and dining room are equally impressive, providing ample space for family meals and entertaining guests. The newly refurbished bathroom ensures convenience for the whole family.

- Spacious Semi-Detached Family Home
- Three Generous Double Bedrooms
- Large Kitchen/Dining Room
- Private Rear Courtyard Garden
- Convenient No Onward Chain
- Highly Desirable Residential Location
- In Need Of Cosmetic Improvement
- Newly Refurbished Bathroom
- Great Sized Conservatory
- Early Viewing Advised, EPC=D67

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

Milehouse
Milehouse is a late Victorian and 1930s suburb of Plymouth. Formerly it was famous for the site of Outland House, the large family home of Robert Falcon Scott, who led the tragic British expedition to the South Pole. The area borders Plymouth's huge Central Park and is adjacent to Home Park, the ground of Plymouth Argyle football club. It is a reputable area with good facilities and is convenient to the city centre, the nightlife zones, the parkland and the main road in and out of town. The area is held in high regard by young and old families alike, due to its proximity to amenities such as the Britannia (Wetherspoons pub), Home Park, Life Centre and is a perfect location for those that commute both into town, northbound to Derriford Hospital and the science and business parks via the A38 dual carriageway.

More Property Information
Step outside to discover a private rear courtyard garden, perfect for enjoying the outdoors in a tranquil setting. Additionally, the property includes a great-sized conservatory that floods the space with natural light, making it an ideal spot for morning coffee or afternoon reading. There is also potential for off-road parking, adding to the practicality of this delightful home.
Situated close to local amenities, shops, and schools, this property is perfectly positioned for family living. Early viewing is highly recommended to fully appreciate the charm and potential of this wonderful family home. Don't miss the opportunity to make this your new residence in Plymouth.

Sitting Room
15'1" x 11'2" (4.59m x 3.41m)

Kitchen/Dining Room
12'10" x 17'1" (3.91m x 5.20m)

Utility Room
5'3" x 15'11" (1.60m x 4.85m)

Toilet

Conservatory

Hallway

Primary Bedroom
12'10" x 11'2" (3.92m x 3.41m)

Bedroom 2
12'10" x 11'2" (3.91m x 3.41m)

Bathroom

Stairs

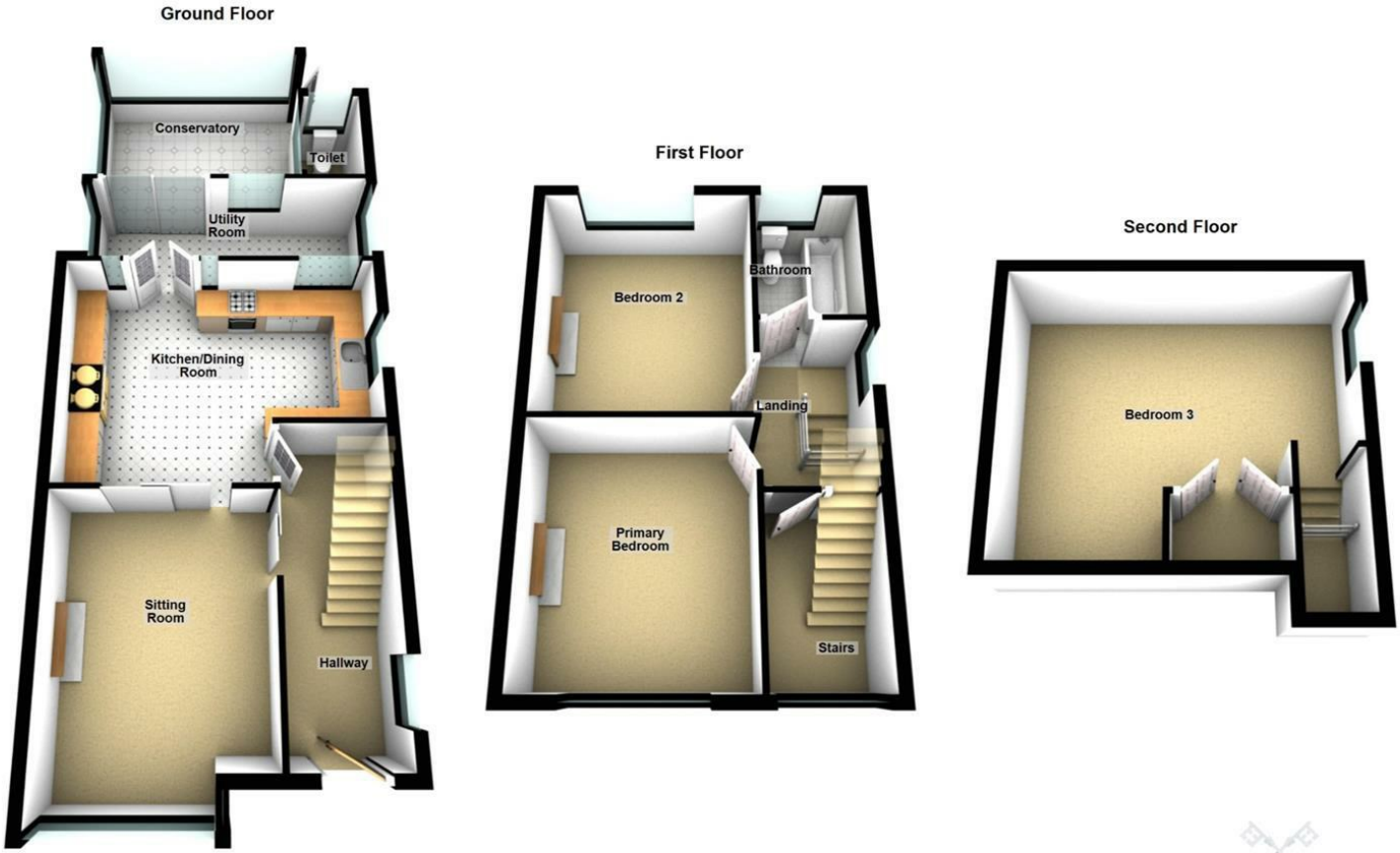
Landing

Bedroom 3
11'1" x 17'1" (3.39m x 5.20m)

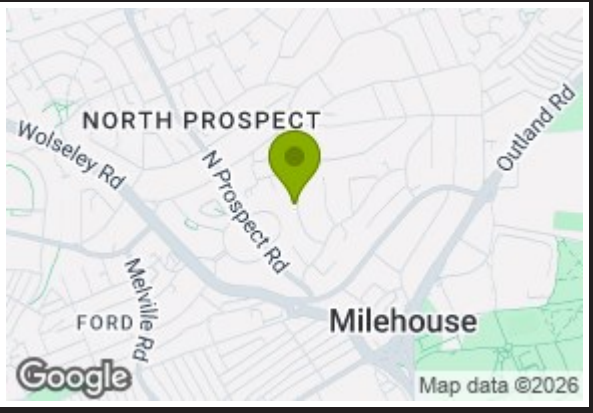
Courtyard Garden

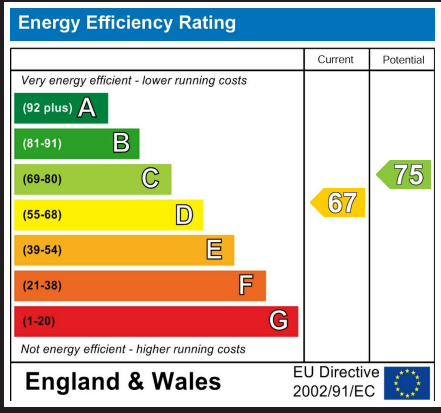
Financial Services
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly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

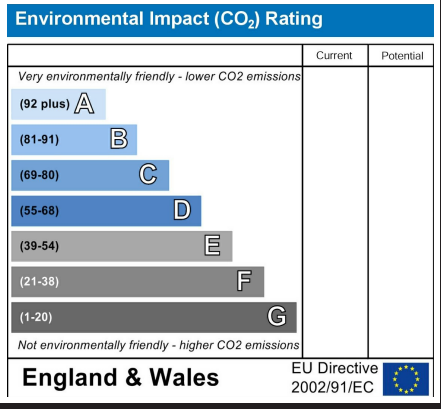
Cross Keys Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018



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

naea | propertymark PROTECTED

arla | propertymark PROTECTED

Council Tax Band B

Cross Keys Estates
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net