

Cross Keys Estates

Opening doors to your future



58 Dover Road
Plymouth, PL6 8ST
Guide Price £220,000 Freehold



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**** Guide Price £220,000 to £240,000 ****

Cross Keys Estates is delighted to present this spacious mid-terrace family home located on Dover Road in the highly sought-after area of Estover, Plymouth. This property is perfect for first-time buyers and offers a wonderful opportunity to create a comfortable family environment.

The house boasts three generously sized bedrooms, each filled with natural light, providing a warm and inviting atmosphere. The light and airy sitting room is an ideal space for relaxation and entertaining guests. The open-plan kitchen and dining area is perfect for family meals and gatherings, allowing for a seamless flow between cooking and dining.

- Spacious Mid Terrace Family Home
- Light And Airy Sitting Room
- Large Rear Private Patio Garden, Garage
- Bright Bathroom, Separate Shower, Downstairs Toilet
- Convenient No Onward Chain
- Three Generously Sized Bedrooms
- Open-Plan Kitchen/Dining Area
- Highly Sought-After Residential Area
- Close To Local Amenities, Shops, Derriford Hospital
- Early Viewing Highly Recommend, EPC=



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.

Estover

More Property Information

The bright bathroom features a separate shower, ensuring convenience for busy mornings, while a downstairs toilet adds to the practicality of the home. Outside, you will find a large private patio garden, perfect for enjoying the outdoors or hosting summer barbecues. Additionally, the property includes a garage, providing ample storage or parking space.

Situated close to local amenities, shops, and Derriford Hospital, this home offers both comfort and convenience. With no onward chain, this property is ready for you to move in and make it your own. Early viewing is highly recommended to fully appreciate the potential of this delightful family home.

Hallway

Sitting Room

15'1" x 11'1" (4.60m x 3.38m)

Kitchen

11'6" x 10'2" (3.51m x 3.10m)

Dining Area

12'8" x 8'9" (3.85m x 2.66m)

Toilet

Landing

Primary Bedroom

15'1" x 11'2" (4.60m x 3.40m)

Bedroom 2

11'6" x 6'7" (3.51m x 2.00m)

Bathroom

Bedroom 3

8'4" x 7'9" (2.53m x 2.36m)

Garden

Financial Services

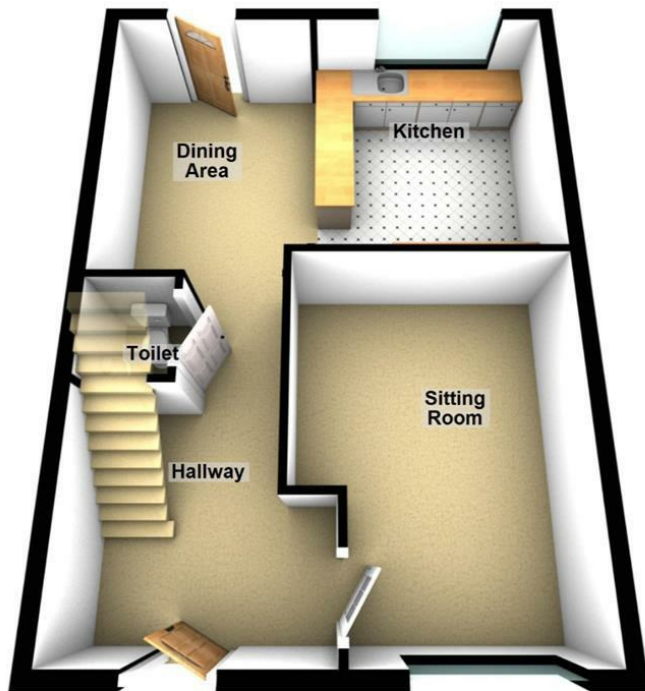
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Cross Keys Lettings Department

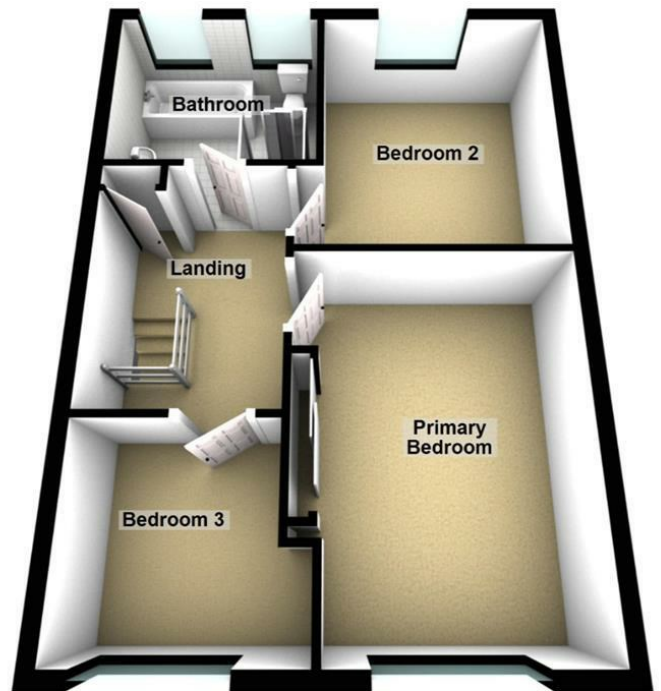
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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



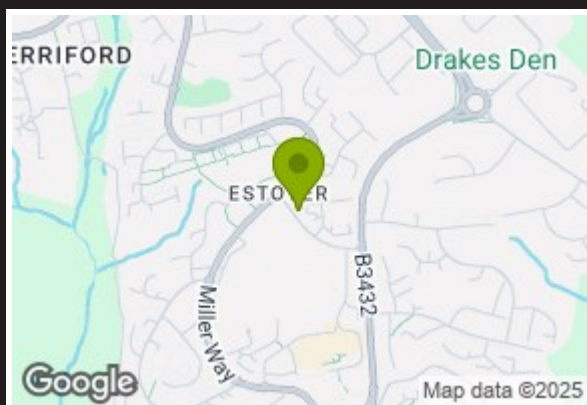
Ground Floor



First Floor




Cross Keys Estates
 Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		68	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 C



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