



# Cross Keys Estates

Opening doors to your future



  
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Residential Sales & Lettings



  
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100 Wordsworth Road  
Plymouth, PL2 2JQ  
Guide Price £150,000 Freehold





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\*\* Guide Price - £150,000 to £160,000 \*\*

Cross Keys Estates is pleased to present this charming Victorian mid-terrace house located on Wordsworth Road in the desirable area of Camels Head, conveniently close to HM Naval Base. This delightful property offers a perfect blend of period features and modern comforts, making it an ideal choice for first-time buyers or a promising investment opportunity. Upon entering, you are welcomed by an entrance vestibule that leads into a spacious reception hallway. The ground floor boasts a comfortable sitting room, perfect for relaxation, and a separate dining room that provides an inviting space for entertaining guests. The large fitted kitchen/breakfast room is a standout feature, offering ample space for culinary pursuits and casual dining.

- Ideal Period Mid Terrace Property
- Two Ground Floor Reception Rooms
- Two Ample Double Bedrooms, Gch
- Ideal Property For First Time Buyers
- Available To Purchase Chain Free
- Close To HM Naval Base & Dockyard
- Generous Size Fitted Kitchen, uPVC Dg
- Fitted First Floor Shower Room
- Quick Access To A38 For Commuters
- Early Viewing Advised, EPC=D66





## 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.

### Camels Head

Camels Head is a residential area to the west of Plymouth and close to the main entrance to HM Dockyard Devonport. Consisting mainly of Victorian dockyard workers cottages with a few more modern built-up streets and some elderly purpose-built bungalows, Camels Head, is located between Wolsley Road and Ferndale Road. Named after a railway station, Camels Head Halt, that was in turned named after a pub, The Camels Head, was situated on Wolsley Road. Built in 1825, it was closed and demolished in 1988 to make way for road widening. The pub was renamed and known as The Submarine at time of its closure. Weston Mill Primary School is located here as well as Camels Head Fire Station and Weston Mill Sport & Social Club.

### More Property Information

The first floor comprises two generously sized double bedrooms, providing plenty of room for rest and personal space. A well-appointed shower room completes this level, ensuring convenience for all occupants.

One of the highlights of this property is the fabulous enclosed courtyard garden at the rear, which offers a private outdoor space for enjoying the fresh air, gardening, or hosting summer gatherings. The house benefits from double glazing and central heating throughout, ensuring warmth and comfort year-round.

With no onward chain, this property is ready for immediate occupation, making it an excellent opportunity for those looking to move quickly. Don't miss your chance to own this lovely home in a sought-after location.

### Entrance Vestibule

### Hallway

### Sitting Room

14'0" x 11'9" (4.26m x 3.57m)

### Dining Room

12'4" x 9'5" (3.75m x 2.88m)

### Kitchen

14'10" x 10'1" (4.51m x 3.07m)

### Landing

### Primary Bedroom

12'0" x 16'1" (3.67m x 4.91m)

### Bedroom 2

10'1" x 9'5" (3.08m x 2.88m)

### Shower Room

### Enclosed Courtyard Garden

### Cross Keys Estates Lettings Department

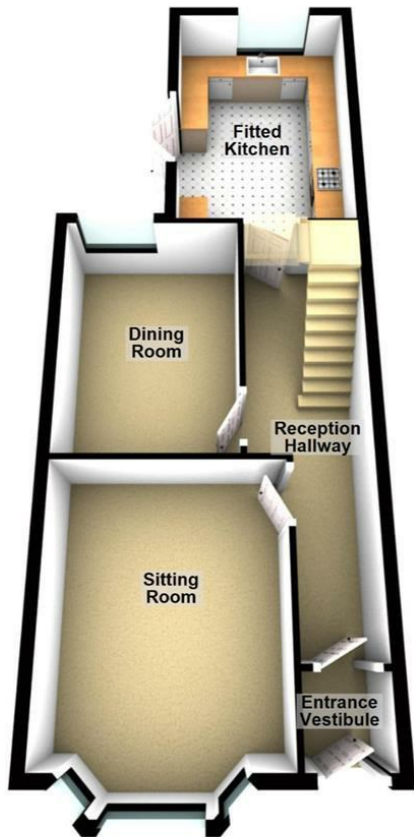
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial Services

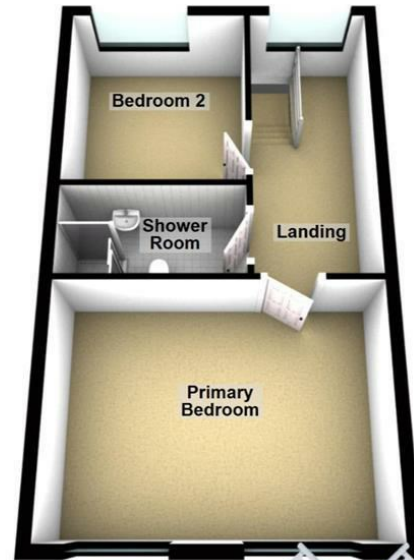
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



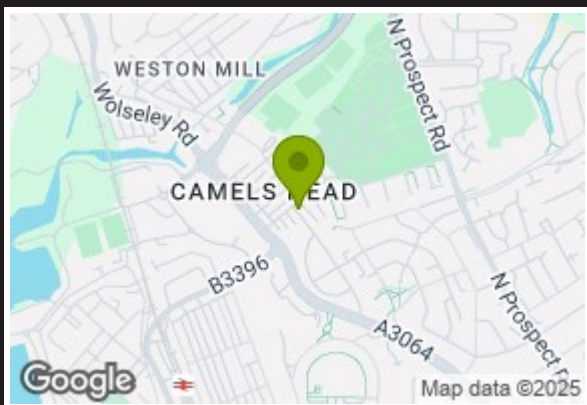
### Ground Floor



### First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">86</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>66</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">86</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 A**



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