



# Cross Keys Estates

Opening doors to your future



35 Beatrice Avenue  
Saltash, PL12 4NF

Guide Price £200,000 - £225,000 Freehold





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Cross Keys are delighted to present this stunning end terrace family home located on the highly sought-after Beatrice Avenue in Saltash. This charming property boasts three generously sized double bedrooms, each equipped with built-in storage, ensuring ample space for all your belongings. The spacious bathroom is complemented by an additional toilet conveniently located downstairs, making it ideal for family living.

As you enter, you will be welcomed by a light and airy sitting room, perfect for relaxation and entertaining. The modern fitted kitchen flows seamlessly into the dining area, which features patio doors that open out onto a lovely expansive rear garden. This outdoor space is a true highlight, offering a decked area for al fresco dining and a large lawn, perfect for

- Gorgeous End Terrace Family Home
- Three Generous-Sized Double Bedrooms
- Modern Fitted Kitchen And Dining Area
- Close To Local Amenities And Schools
- Available With No Onward Chain
- Lovely Expansive Front And Rear Garden
- Highly Desirable Residential Area
- Spacious, Light And Airy Sitting Room
- Spacious Bathroom, Additional Toilet Downstairs
- Early Viewing Highly Recommended, EPC=D



## 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.

## Cornwall

Cornwall is a ceremonial county in South West England It is recognised by Cornish and Celtic political groups as one of the Celtic nations, and is the homeland of the Cornish people. The county is bordered by the Atlantic Ocean to the north and west, Devon to the east, and the English Channel to the south. The largest urban area in the county is a conurbation that includes the former mining towns of Redruth and Camborne, and the county town is the city of Truro. The county is rural, with an area of 1,375 square miles (3,562 km<sup>2</sup>) and population of 568,210. Outside of the Redruth-Camborne conurbation the largest settlements are Falmouth, Penzance, Newquay, St Austell, and Truro. Cornwall is the westernmost part of the South West Peninsula, and the southernmost county within the United Kingdom. Its coastline is characterised by steep cliffs and, to the south, several rias, including those at the mouths of the rivers Fal and Fowey. It includes the southernmost point on Great Britain, Lizard Point, and forms a large part of the Cornwall National Landscape. The county contains many short rivers; the longest is the Tamar, which forms the border with Devon. The Cornish language became extinct as a living community language at the end of the 18th century, but is now being revived.

## Saltash

Saltash Passage (or Riverside) is on the Devon side of the River Tamar, opposite Saltash. It is part of St Budeaux. Saltash Passage lies at the northern end of Wolseley Road, previously known as Ferry Road. The local railway station continues to be known as Ferry Road Station. Saltash Passage is named after the ferry route that carried passengers and vehicles between Saltash in Cornwall and Plymouth, across the River Tamar. The ferry became uneconomic following the construction of the Tamar Bridge in 1961. Saltash Passage is a popular leisure destination for the locals as well as tourists in summer. Apart from housing, Saltash Passage is home to two pubs: the Royal Albert Bridge Inn (currently closed) and the Ferry House Inn. The Ferry House Inn has recently been extended to include accommodation. The area also hosts the Tamar River Sailing Club, a number of moorings and 2 public slipways. There is a small park that has a children's playground. A visit to the gardens forms part of the itinerary of some coach tours. Several high value houses have recently been built nearby. The river is not safe for weak swimmers, however. The two bridges dominate the view to the north, the Tamar Bridge (opened 1961) carrying the A38 road and the Royal Albert Bridge (opened 1859) carrying the Cornish Main Line. A 12 foot tall memorial stone with a bronze plaque stands in the gardens, commemorating the embarkation of American and British troops for the D-Day landings of World War II. In 2004, a service was held for the 60th anniversary of D-Day. Many river birds can commonly be seen whilst sitting in the park, including a family of swans, several types of gulls, cormorants, oystercatchers, little egrets and the occasional grey heron. Jackdaws and pied wagtails also work the shore when the tide is out. Sometimes buzzards, kestrels and birds of prey can be seen hunting. Owls can often be heard at night.

## More Property Information

Situated close to local amenities, schools, and beautiful woodlands, this property is perfectly positioned for family life. The stunning views over Saltash add to the appeal, making this home a delightful retreat. 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 all that this gorgeous home has to offer.

## Hallway

## Sitting Room

14'9" x 10'6" (4.49m x 3.19m)

## Kitchen/Dining Room

9'11" x 16'9" (3.03m x 5.10m)

## Toilet

## Landing

## Primary Bedroom

12'7" x 6'7" (3.84m x 2.00m)

## Bedroom 2

9'11" x 9'6" (3.03m x 2.90m)

## Bathroom

## Bedroom 3

9'6" x 7'8" (2.90m x 2.34m)

## 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 Estates Lettings Department

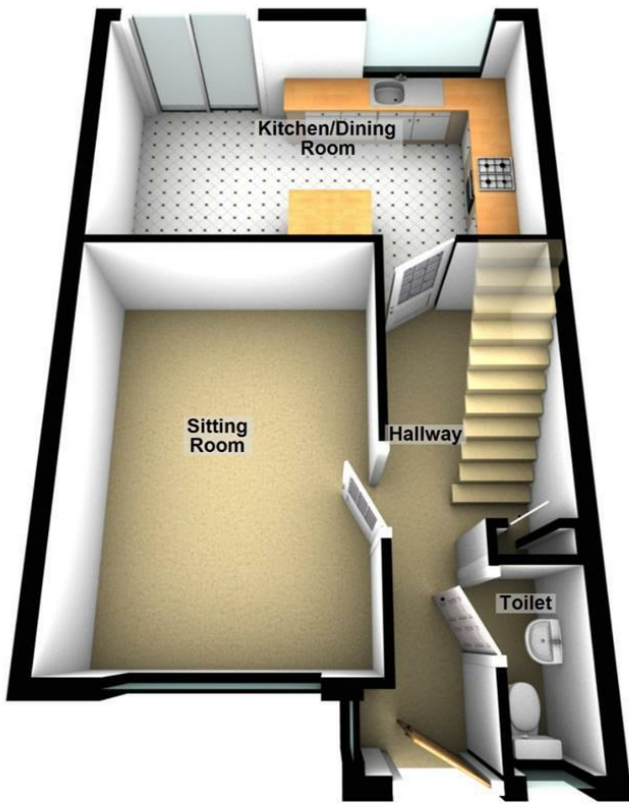
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

## Rear Garden And Views

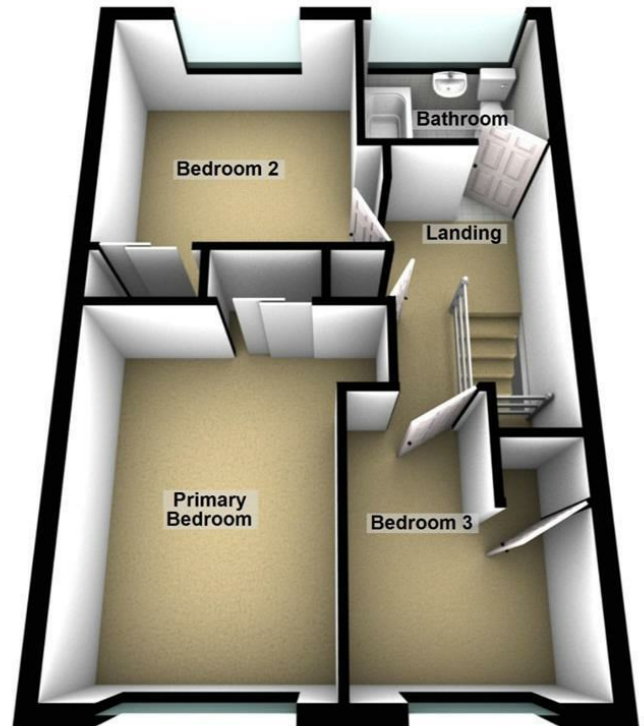




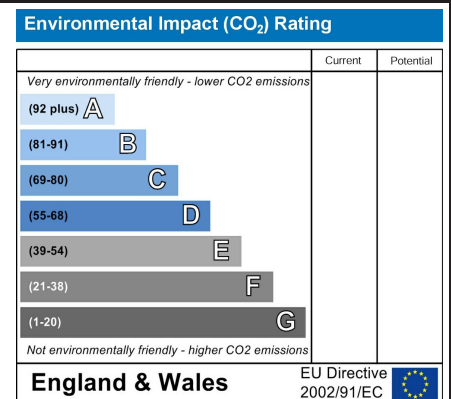
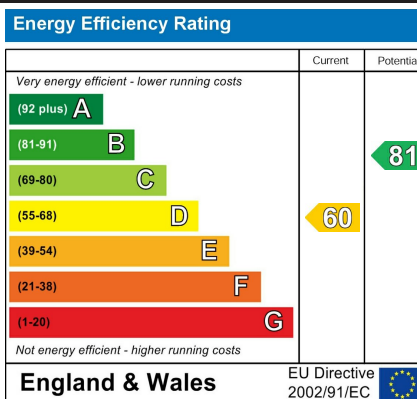
Ground Floor



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.



**Council Tax Band B**

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