



Cross Keys Estates

Opening doors to your future



45 Milehouse Road
Plymouth, PL3 4AF
Guide Price £425,000 Freehold



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Guide Price - £425,000 - £450,000

Cross Keys Estates are extremely pleased to present for sale this stunning double fronted Victorian home in the highly desirable residential district of Stoke. Located on Milehouse Road and providing easy access to Plymouth City Centre, Stoke Village and the A38, this recently refurbished house has ample accommodation comprising vestibule, reception hallway, sitting room, two other large reception rooms (possible use as bedrooms if required), kitchen/dining room, utility and WC on the ground floor. On the first floor there five bedrooms, family bathroom, shower room and a separate WC. This highly versatile home is currently used for multi generational living with one of the reception rooms on the ground floor being used as a bedroom and one of the first floor bedrooms being used as a living room. This property has undergone a full refurbishment apart from the kitchen which has the option to be further

- Victorian Double Fronted Home
- Popular Residential Location
- One Of A Kind, A Must See!
- Bathroom & Two Shower Rms
- Ample Off Road Parking
- Stunning Refurbishment
- Six Ample Bedrooms
- Multi Generational Living
- Single Garage & Workshop
- EPC - D65 D55



Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre).

Stoke

Stoke is a sought after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. City College Plymouth is located on the southern fringes of the area. There are a number of large recreational areas including Mount Pleasant Recreation Ground, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located off Milehouse Road.

Entrance Vestibule

Reception Hall

14'3" x 20'0" (4.34m x 6.10m)

Kitchen/Breakfast Room

17'3" x 12'4" (5.26m x 3.77m)

Utility Room

4'4" x 8'10" (1.32m x 2.68m)

Sitting Room

18'7" x 16'4" (5.66m x 4.98m)

Dining Room

14'7" x 16'4" (4.45m x 4.98m)

Store

Landing

Master Bedroom

18'4" x 16'5" (5.59m x 5.00m)

Bedroom 2

15'1" x 16'3" (4.59m x 4.95m)

Bedroom 3

14'8" x 12'4" (4.47m x 3.75m)

Bedroom 4

13'2" x 13'9" (4.02m x 4.20m)

Bedroom 5

18'6" x 15'11" (5.65m x 4.85m)

Bedroom 6

10'8" x 6'6" (3.25m x 1.97m)

Family Bathroom

Shower Room

10'4" x 10'2" (3.15m x 3.11m)

Shower Room

WC

WC

Single Garage

Workshop

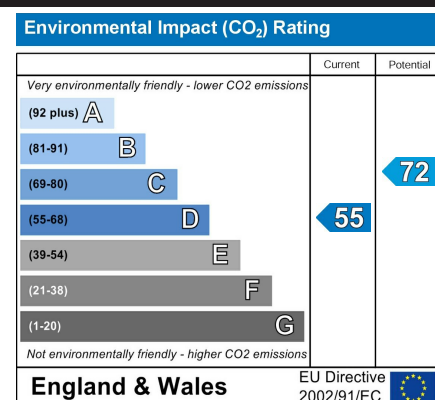
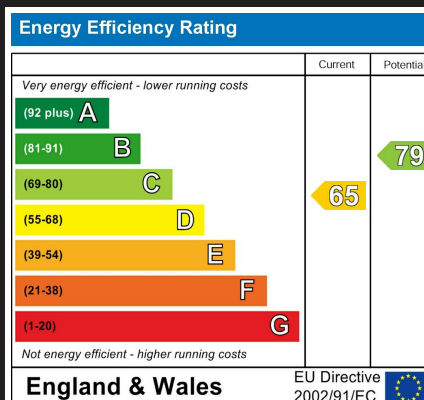
7'5" x 8'4" (2.25m x 2.54m)

Rear Garden

Lettings

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 Jo Rees, Assistant Branch Manager on 01752 500018





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 D

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