



Cross Keys Estates

Opening doors to your future



22 Hotham Place
Plymouth, PL1 5NE
Guide Price £275,000 Freehold



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**** Guide Price £275,000 to £300,000 ****

Cross Keys Estates is delighted to present this gorgeous Georgian-style mid-terrace house located in the highly sought-after area of Hotham Place. This charming property boasts a spacious sitting room and a dining room, perfect for both relaxation and entertaining guests. With four generously sized bedrooms, including a wonderfully converted loft, this home offers ample space for families or those seeking extra room for guests or a home office.

The property is immaculately presented, showcasing characteristic features that reflect its Georgian heritage, adding a touch of elegance and charm. The sleek family bathroom is well-appointed, and a stylish shower room for added convenience. The property also benefits from a private rear courtyard garden for enjoying sunny days.

- Gorgeous Georgian Style Mid Terrace
- Four Generously Sized Bedrooms
- Wonderfully Converted Loft
- Family Bathroom & Shower Room
- Highly Popular Residential Location
- Spacious Sitting Room & Dining Room
- Sleek Modern Kitchen & Utility Room
- Private Rear Courtyard Garden
- Close to Local Amenities, Shops, Schools
- No Onward Chain, EPC-D57



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 is a city on the south coast of Devon, about 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. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

Millbridge

Millbridge is a small neighbourhood of Plymouth, on the boundary of what used to be the towns of Plymouth and Devonport.

What was originally a self-standing village (which has now been subsumed within the city) lies to the north of the toll bridge, originally built by Sir Piers Edgcumbe in 1525, that crossed what used to be the Deadlake or Stonehouse Creek, to the west of Pennycomequick, the south of Stoke village and to the east of Stoke Church. It derives its name from the old toll bridge (adjacent to a naval saw mill) across the creek between Eldad Hill and Molesworth Road, at one time the principal link between Plymouth and Devonport. The creek to the east of the bridge was filled in with material from the quarries at Cattedown and Oreston during the late 1890s and the ground created became a municipal park, Victoria Park, which was officially opened in 1903. The remainder of the creek to the west of Millbridge, up to Stonehouse Bridge and Pool, was filled in and by 1972 the whole area had been developed as rugby pitches. These pitches are often used by Devonport High School for Boys and the Old Boys RFC

More Property Information

Situated close to local amenities, shops, and schools, this home is ideally located for families and professionals alike. The property is turn-key ready, allowing you to move in without delay. Early viewing is highly advised to fully appreciate the beauty and potential of this delightful home. Don't miss the opportunity to make this stunning Georgian property your own.

Entrance Vestibule

Reception Hall

Sitting Room

11'10" x 12'11" (3.61m x 3.93m)

Dining Room

12'6" x 10'10" (3.81m x 3.30m)

Utility

9'10" x 8'6" (3.00m x 2.58m)

Fitted Kitchen

13'8" x 9'10" (4.16m x 3.00m)

Shower Room

Landing

Primary Bedroom

12'1" x 17'0" (3.68m x 5.19m)

Bedroom 2

16'3" x 15'3" (4.96m x 4.66m)

Family Bathroom

Bedroom 3

12'6" x 10'10" (3.81m x 3.30m)

Bedroom 4

6'1" x 9'10" (1.85m x 3.00m)

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 01752 500018

Financial Services

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, 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@themortgagelab.co.uk



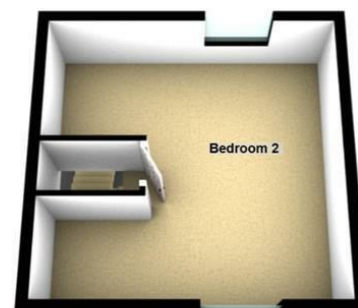
Ground Floor



First Floor



Second 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		
		83
	57	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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 B



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