



# Cross Keys Estates

Opening doors to your future



Cross Keys Estates  
Residential Sales & Lettings



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4 Coleridge Road  
Plymouth, PL4 7PB  
Guide Price £200,000 Freehold



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Guide Price £200,000 Freehold

\*\* Guide Price £200,000 to £225,000 \*\*

Cross Keys Estates is delighted to present this spacious semi-detached house located on the sought-after Coleridge Road in Lipson. This property offers a fantastic opportunity for those looking to create their dream home, as it requires some cosmetic refurbishment.

Upon entering, you will find a large sitting room featuring a charming bay window that allows natural light to flood the space, creating a warm and inviting atmosphere. The bright and airy dining room provides an excellent setting for family meals and entertaining guests. The property boasts three good-sized bedrooms, making it ideal for families or those needing extra space.

- Spacious Semi Detached Property
- Highly Popular Residential Area
- Cosmetic Uplift Required
- Bright And Airy Dining Room
- Close To Amenities & Mutley Plain
- Large Sitting Room, Bay Window
- Generous Private Rear Garden
- Convenient No Onward Chain
- Far Reaching Views
- Early Viewing Advised, EPC-TBC



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## 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.

### Lipson

Situated in Lipson which boasts a convenient central location within close proximity to a wealth of local amenities found in nearby Mutley Plain and slightly further away in the City Centre. Regular local bus services run nearby along Old Laira Road/Alexandra Road giving access into the City Centre and other areas across the city. Lipson Co-operative Academy and Lipson Vale Primary School are both located nearby and both have Good Ofsted Reports.

### More Property Information

One of the standout features of this home is the generous private rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The location is highly convenient, with a range of amenities nearby, ensuring that all your daily needs are easily met.

Additionally, this property comes with the advantage of no onward chain, allowing for a smoother and quicker transaction. Early viewing is highly advised to fully appreciate the potential this home has to offer. Whether you are a first-time buyer or looking to invest, this semi-detached house on Coleridge Road is a wonderful opportunity not to be missed.

### Hallway

#### Sitting Room

12'2" x 10'9" (3.70m x 3.27m)

#### Dining Room

12'2" x 10'9" (3.72m x 3.27m)

#### Kitchen

12'5" x 5'10" (3.78m x 1.79m)

#### Landing

#### Primary Bedroom

12'2" x 9'2" (3.70m x 2.80m)

#### Bedroom 2

12'2" x 9'2" (3.72m x 2.80m)

#### Bathroom

#### Bedroom 3

7'10" x 5'10" (2.40m x 1.77m)

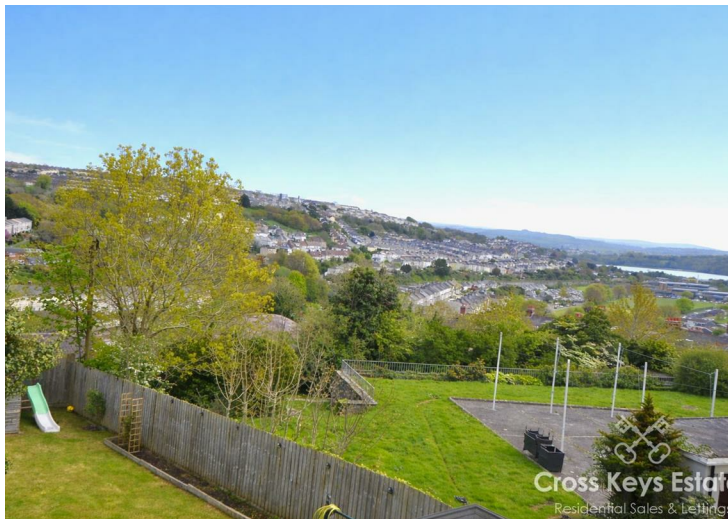
### Garden

### Cross Keys Estates Lettings Department

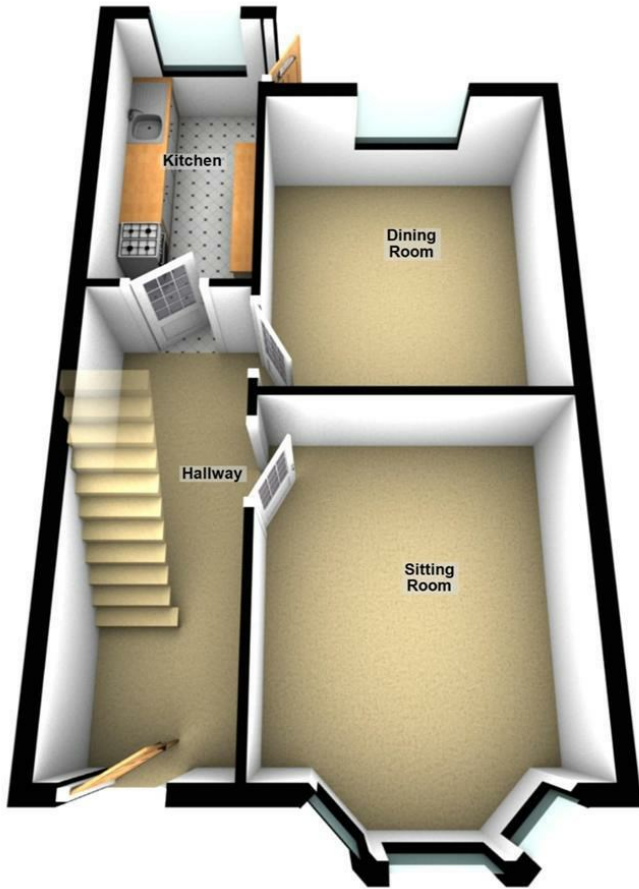
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial Services

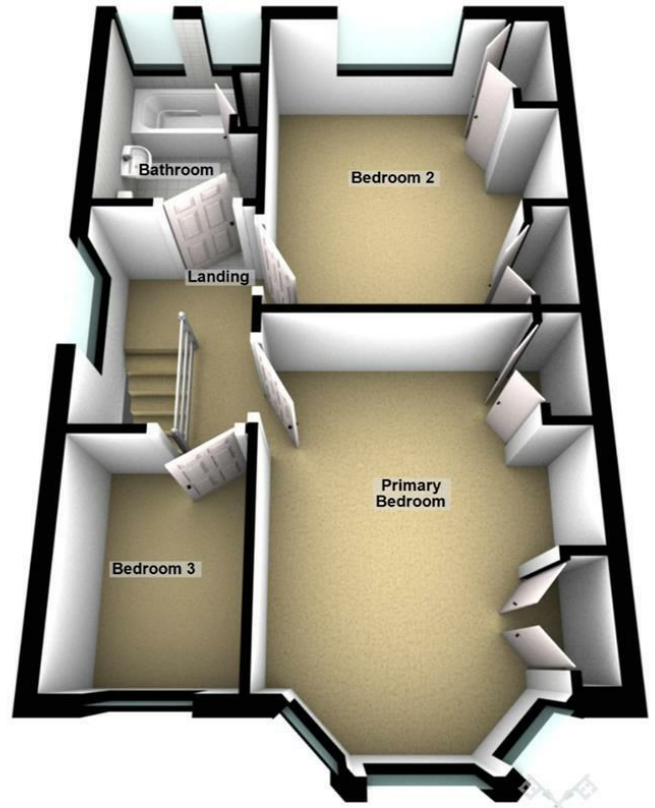
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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 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>			
(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 C**



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