



Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings



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10 Portland Road
Plymouth, PL1 4QN
Guide Price - £310,000 - £330,000



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10 Portland Road, Plymouth, PL1 4QN

Freehold

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Cross Keys Estates are delighted to present for sale this beautifully presented Georgian mid terrace home in the popular residential district of Stoke. Tucked away from the main road Portland Road is a quiet residential road in close proximity to Stoke Village and its excellent local amenities, walking distance to local schools and adjacent to the stunning Devonport Park making it an ideal family home. The spacious accommodation on offer is set out over three floors and comprises entrance vestibule, reception hallway, fitted kitchen with two feature Velux windows, breakfast room, open plan sitting and dining rooms, WC, four/five well proportioned bedrooms, family bathroom and an en suite servicing the top floor suite. Other benefits include the modern comforts of GCH, some PVCu DG and a low maintenance courtyard garden with storage sheds. An early internal viewing comes highly recommended to appreciate the generosity of this fantastic family home.

- Georgian Style Mid Terrace
- Beautifully Presented Home
- Early Viewing Recommended
- Close To Schools & Amenities
- Private Courtyard Gardens
- Quiet Parkside Location
- Four/Five Bedrooms
- Perfect Family Home
- Stunning Feature Kitchen
- EPC - E52



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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.

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 airport located in Exeter (49 miles away)

Entrance Vestibule

Entrance Hall

Fitted Kitchen

19'2" x 10'2" (5.84m x 3.10m)

Breakfast Room

13'3" x 8'10" (4.03m x 2.69m)

Sitting Room

12'2" x 15'0" (3.72m x 4.58m)

Dining Room

12'11" x 12'6" (3.93m x 3.81m)

WC

Landing

Bedroom 1

12'2" x 18'6" (3.72m x 5.63m)

Bedroom 2

12'11" x 12'6" (3.94m x 3.81m)

Bedroom 3

9'7" x 9'3" (2.91m x 2.81m)

Shower Room

Landing

Bedroom 4

15'9" x 12'0" (4.81m x 3.66m)

En-suite Bathroom

Bedroom 5

7'5" x 6'2" (2.25m x 1.88m)

Rear Courtyard 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, Lettings Manager 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



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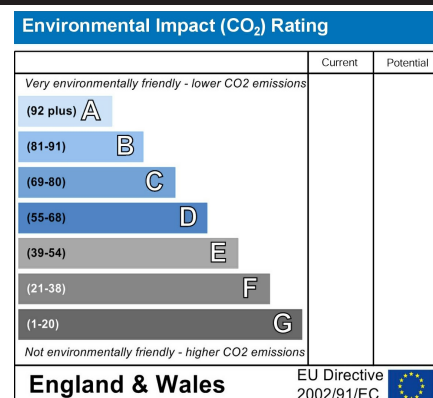
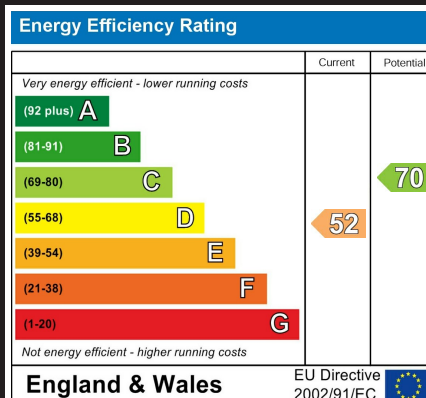
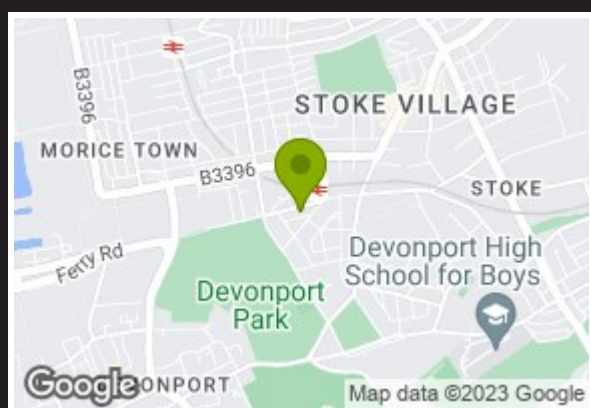
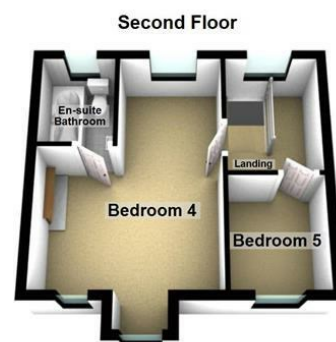
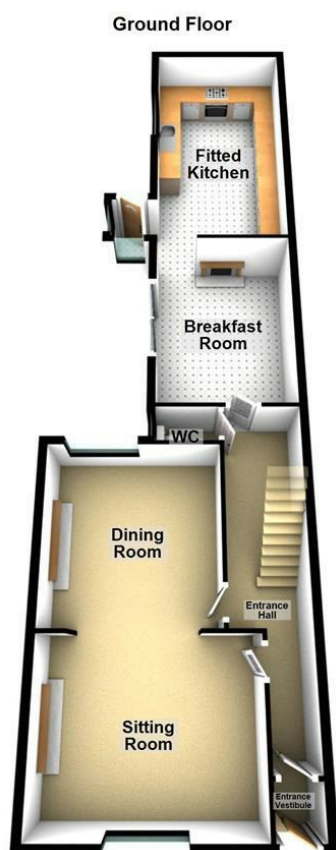
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VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been 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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