



Cross Keys Estates

Opening doors to your future




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Residential Sales & Lettings




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114A Billacombe Road
Plymouth, PL9 7EZ
Offers Over £170,000 Freehold



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Cross Keys Estates are delighted to present for sale this well designed and beautifully presented detached bungalow situated within a convenient position along Billacombe Road in the sought after area known as Plymstock. The property was built circa 2009 and offers a lovely self contained home with its own private access, two large integrated garages and a lovely enclosed garden area. The accommodation throughout is bright, spacious and modern and briefly comprises entrance hallway, open plan living room, dining room and fitted kitchen with integrated appliances, two generous double bedrooms, modern shower room and a separate WC. The property benefits from uPVC double glazing and gas central heating throughout and we highly advise booking an internal viewing to appreciate this wonderful home!

- Detached Modern Bungalow
- Private Access & Double Garage
- Lovely Open Plan Living Space
- Fantastic Plymstock Location
- uPVC Double Glazing, Gas CH
- Spacious, Modern & Well Presented
- Two Large Double Bedrooms
- Modern Shower Room & WC
- Internal Viewing Essential
- EPC - C79 C78



Plymstock

Plymstock is a town which can be found to the South East of Plymouth and is an extremely highly regarded area across Plymouth as it offers a large variety of different properties, most of which are sizeable family homes. The area benefits from easy access into Plymouth City Centre which is just a short drive away along with easy access to more rural spots as the area borders the South Hams and boasts numerous coastal villages and beaches within just a short distance, including Wembury, Heybrook Bay and Bovisand. Local amenities can be found dotted across Plymstock with the main hub being 'The Broadway' where a large number of facilities can be found. Local schools are extremely popular and all currently boast good Ofsted Reports, including a number of primary schools and two secondary schools, being Plymstock Secondary School and Coombe Dean Secondary School. Bus routes operate all across Plymstock giving access into Plymouth to the west and as far as Kingsbridge to the East.

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).

Open Plan Living Area

14'4" x 22'9" (4.36m x 6.94m)

Master Bedroom

11'11" x 10'8" (3.63m x 3.26m)

En-suite Bathroom

Bedroom 2

11'7" x 10'8" (3.52m x 3.26m)

WC

Double Garage

22'10" x 22'2" (6.96m x 6.76m)

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

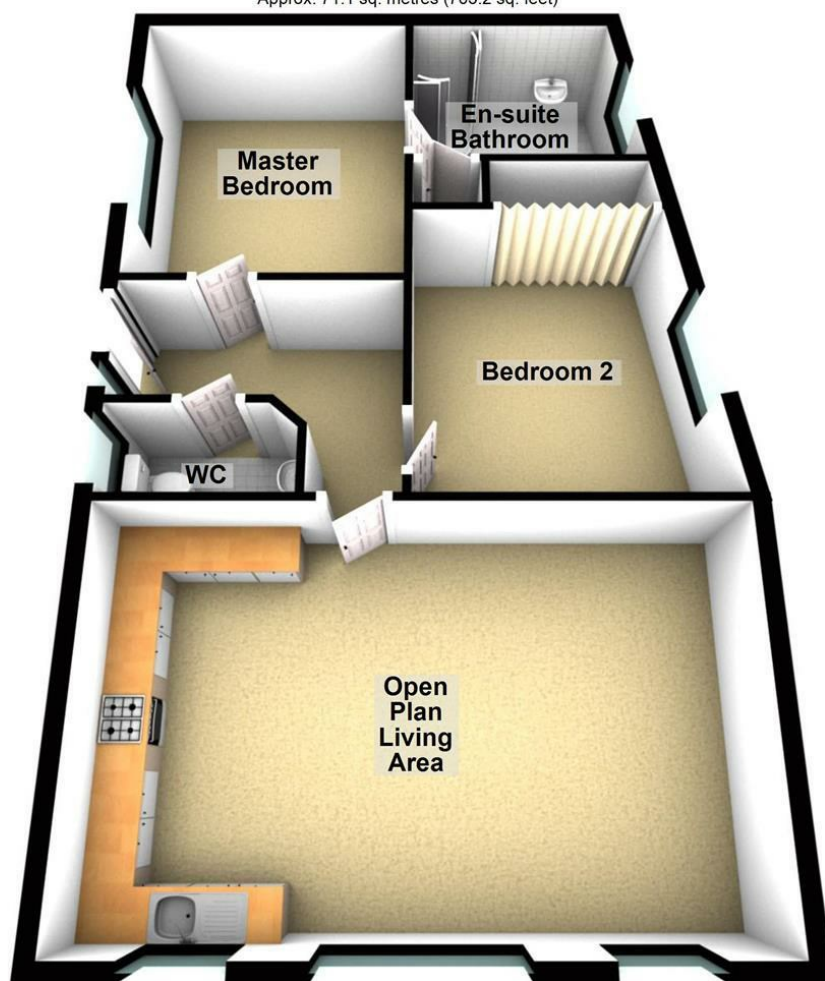
Lettings

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



114A Billacombe Road

Approx. 71.1 sq. metres (765.2 sq. feet)



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		
	61	82
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		
	78	88
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.



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Council Tax Band A



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