

# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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18 Jean Crescent  
Plymouth, PL3 6PZ  
Guide Price £300,000 Freehold



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\*\* Guide Price £300,000 to £325,000 \*\*

Cross Keys Estates is delighted to present this stunning semi-detached house located in the highly desirable area of Higher Compton, on the peaceful Jean Crescent cul-de-sac. This charming lovingly refurbished property boasts a spacious open-plan sitting room, dining room and kitchen. The heart of the home is undoubtedly the gorgeous new kitchen, featuring a lanterned roof that floods the space with natural light, creating a warm and inviting atmosphere with patio doors leading out to the decked area of the garden. The property comprises three generous bedrooms, including two large doubles and a single, making it ideal for families or those seeking extra space. The bathroom is stylish and modern, ensuring comfort and convenience for all residents. Downstairs, you will also find a convenient office room and a utility room along with an additional toilet ensuring practicality for all.

- Stunning Semi Detached Property
- Peaceful Cul De Sac Location
- Gorgeous New Kitchen, Sky Light
- Convenient Office & Utility Rooms
- Benefitting From A Driveway
- Light Refurbishment Required
- Three Bright Spacious Bedrooms
- Open Plan Sitting Room/Dining Room
- Large Garden & Lovely Reaching Views
- No Onward Chain, EPC=D55



## 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.

### Higher Compton

Higher Compton is an extremely well regarded area just north of Plymouth City Centre and Mutley Plain which boasts its own local amenities including a Co-operative Store, Tesco fuel station, bakery, pharmacy, two public houses and certain other small stores, along with Compton CofE Primary School which is extremely popular across Plymouth. The property we are offering for sale boasts an enviable position within walking distance to the amenities mentioned previously including the school.

### More Property Information

Outside, you will find an expansive private rear garden that offers both a decked area for outdoor dining and a grassy area, perfect for children to play or for enjoying the far-reaching views. This home is offered with no onward chain, allowing for a smooth and swift move-in process.

Benefitting from a private driveway, this property is conveniently close to local amenities, shops, and schools, making it an excellent choice for families and professionals alike. With its blend of modern features and a tranquil setting, this semi-detached house is ready for you to move straight in and make it your own. Don't miss the opportunity to view this exceptional home.

### Entrance Vestibule

### Hallway

### Sitting Room

11'8" x 10'9" (3.55m x 3.28m)

### Dining Room

11'7" x 16'8" (3.54m x 5.08m)

### Kitchen

10'2" x 16'1" (3.09m x 4.89m)

### Utility

6'3" x 6'6" (1.90m x 1.99m)

### Office

13'8" x 8'5" (4.17m x 2.57m)

### Landing

### Primary Bedroom

11'8" x 10'10" (3.55m x 3.29m)

### Bathroom

### Bedroom 2

11'7" x 10'10" (3.54m x 3.29m)

### Bedroom 3

7'3" x 5'5" (2.22m x 1.66m)

### Garden

### Cross Keys Estates Lettings Department

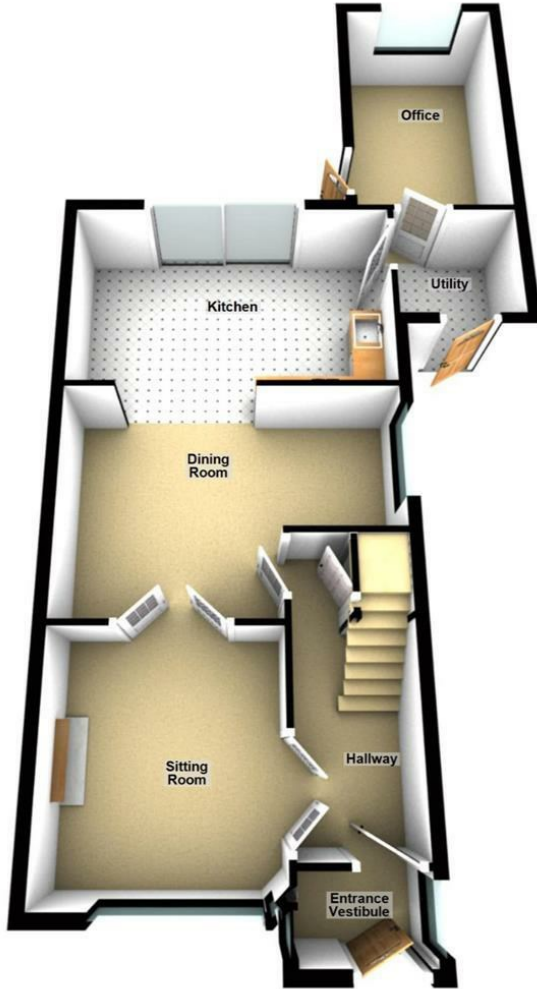
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial Services

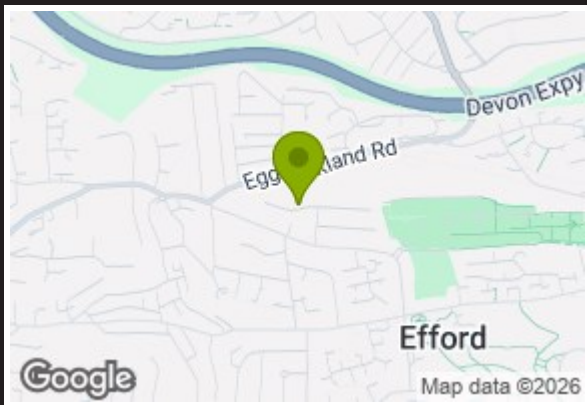
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment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



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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