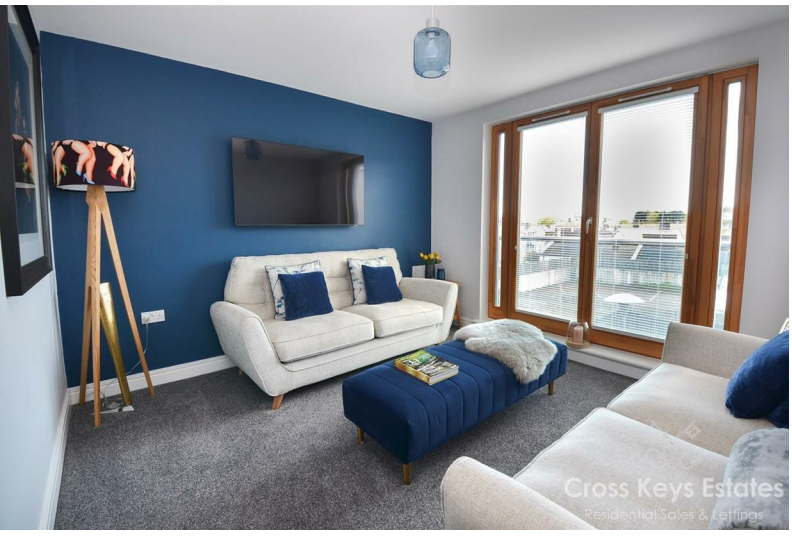
Cross Keys Estates

Opening doors to your future



71 Ker Street

Plymouth, PL1 4EJ

Guide Price £240,000 Freehold

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** Guide Price £240,000 to £260,000 **
Cross Keys Estates is thrilled to introduce this stunning modern build family home located on the desirable Ker Street in Devonport, Plymouth. This beautifully presented house spans three floors and is truly turn-key ready, making it an ideal choice for families seeking a contemporary living space.
The newly fitted modern kitchen is sleek and stylish, perfect for those who enjoy cooking and entertaining and leads beautifully into the bright dining room. The gorgeous sitting room is flooded with natural light, creating a warm and inviting atmosphere. This versatile space could also serve as a fourth bedroom if desired. The property boasts three generous double bedrooms, ensuring ample space for family members or guests.

- Stunning Modern Build Family Home
- Superbly Presented & Newly Renovated
- Stylish Fitted Kitchen & Dining Room
- Gorgeous Sitting Room/Bedroom 4
- Close To Amenities & Access Routes
- Highly Sought After Residential Area
- Three Generous Double Bedrooms
- Private Rear Courtyard Garden
- Bathroom & En Suite Shower Room
- Early Viewing Advised, EPC-C80

Cross Keys Estates
As one of Plymouths' 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, it is also adjacent to one of the most natural harbours in the world. 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.

Devonport
Devonport, formerly named Plymouth Dock or just Dock, is a district of Plymouth in the English county of Devon. Sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency.

More Property Information
The home features two well-appointed bathrooms, including an en-suite attached to the main bedroom, as well as a convenient downstairs toilet. This thoughtful layout enhances the practicality of the home, catering to the needs of a busy family.
Outside, you will find a private rear courtyard garden, ideal for enjoying sunny days or hosting gatherings. Additionally, parking is available, adding to the convenience of this lovely property.
Situated close to local amenities, including shops and schools, as well as easy access to major routes, this home is perfectly positioned for both comfort and convenience. Early viewing is highly advised to fully appreciate the quality and charm of this exceptional family home. Don't miss the opportunity to make this stunning property your own.

Entrance Hall

Fitted Kitchen
16'2" x 7'0" (4.95m x 2.14m)

Dining Room
14'7" x 11'9" (4.45m x 3.60)

Downstairs Toilet

Sitting Room
15'3" x 11'9" (4.65m x 3.60m)

Primary Bedrooom
12'0" x 14'0" (3.68m x 4.29m)

En-suite Shower Room

Bedroom 2
11'2" x 12'0" (3.42m x 3.68m)

Bedroom 3
8'9" x 11'9" (2.68m x 3.60m)

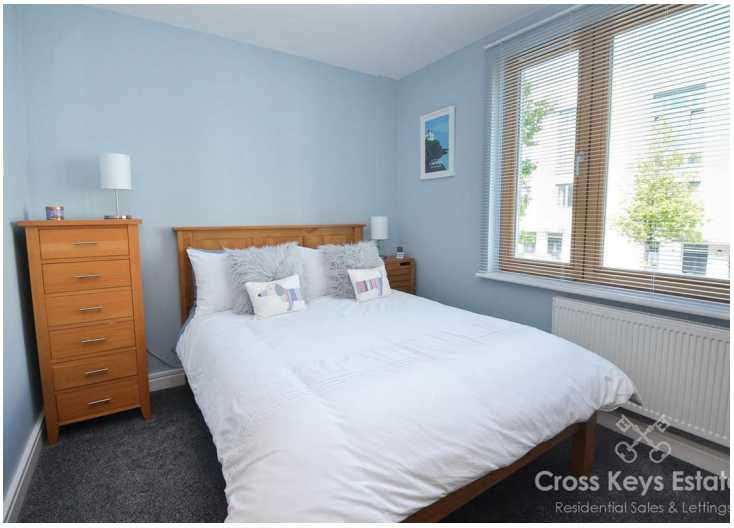
Family Bathroom

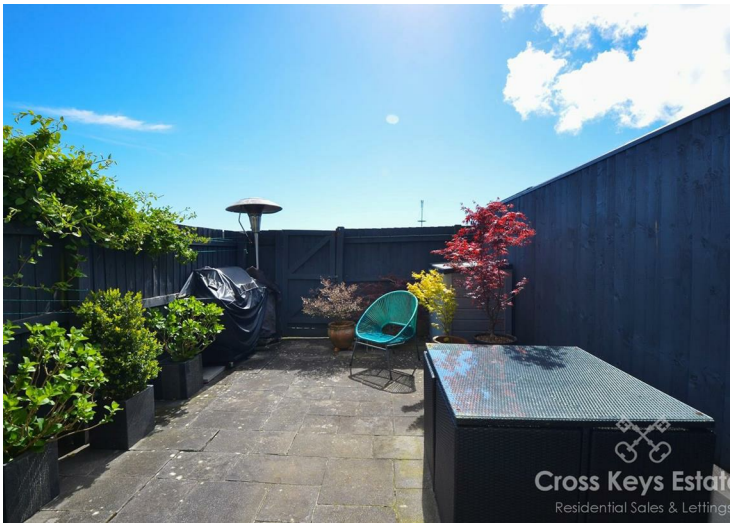
Rear Garden

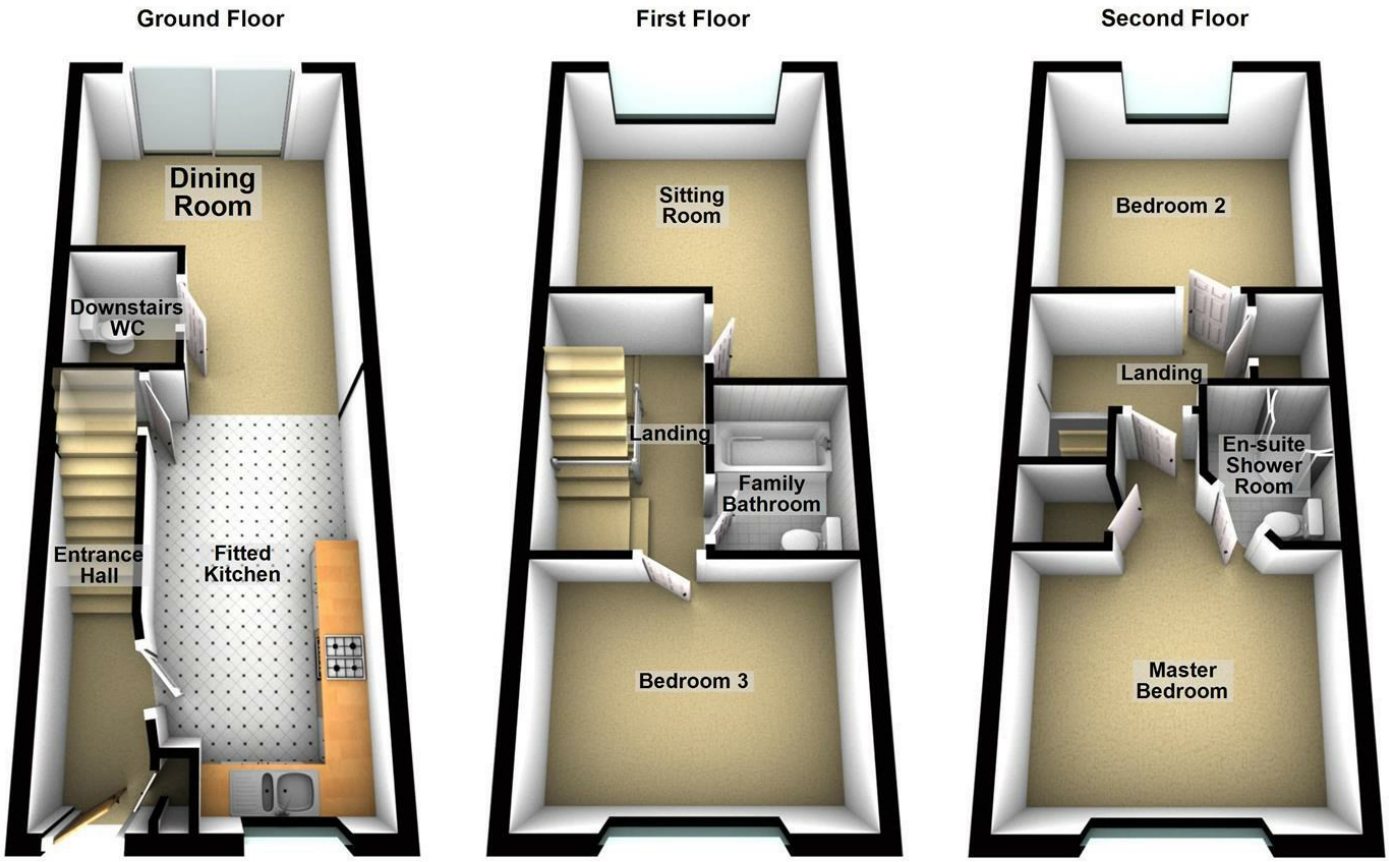
Parking

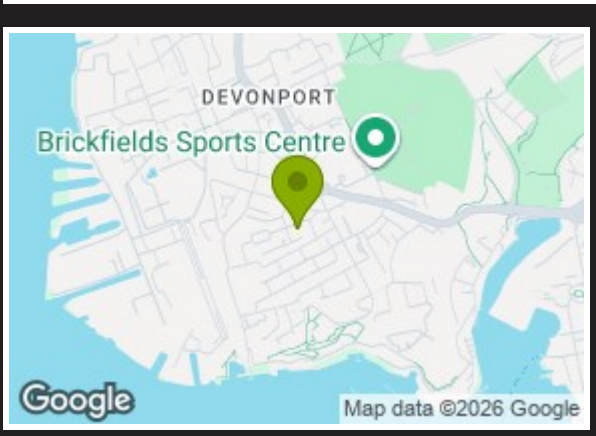
Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our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

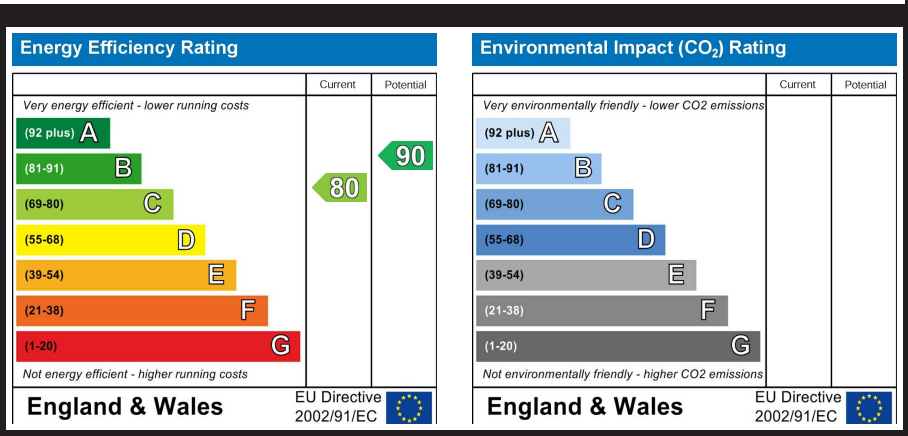
Financial Services
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on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











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.

The Property Ombudsman

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Council Tax Band B

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