Cross Keys Estates

Opening doors to your future







24 Riverside Walk

Plymouth, PL5 4AQ

Offers In The Region Of £325,000 Freehold



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Cross Keys Estates is delighted to present this spacious semi-detached house located on the desirable Riverside Walk in Tamerton Foliot. This well-presented property boasts three ample-sized, bright bedrooms, making it an ideal family home. The light and airy sitting room, which seamlessly combines with the dining area, creates a welcoming space for relaxation and entertaining.
The property features a lovely family bathroom, en-suite and downstairs toilet ensuring comfort for all residents. One of the standout features is the expansive private rear garden, perfect for outdoor activities, gardening, or simply enjoying the tranquillity of the surroundings.

- Spacious Semi Detached Property
- Three Ample Sized Bright Bedrooms
- Expansive Private Rear Garden
- Highly Sought After Residential Area
- Close To Amenities, Shops, Schools
- Well Presented Throughout
- Convenient Garage & Off Road Parking
- Peaceful Cul De Sac Location
- Lovely Family Bathroom & En-Suite
- No Onward Chain, EPC= C





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, 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.

Tamerton Foliot
Tamerton Foliot is a village situated in the north of Plymouth. Situated near the confluence of the rivers Tamar and Tavy, the village is situated in a valley, the stream of which quickly broadens out to a large estuarine creek, which passes under a bridge beneath the Tamar Valley Line railway. Tamerton Foliot railway station, now a private property, is situated at the end of a two-mile road and is on the edge of a heavily wooded riverside nature reserve. It had been built in 1890 by the Plymouth, Devonport and South Western Junction Railway on its line from Lydford to Devonport.
The village has around 3,000 residents and features three pubs, a convenience store with a post office inside, and a takeaway. There is a primary school - Mary Dean's Church of England Primary School - and St Mary's parish church. If it wasn't so close to the city, Tamerton would have the feel of a true country village, but the buses are regular and it only lies 15 minutes away from Derriford Hospital.
The community feel in village remains strong. It's a lovely little village. There are a lot of nice walks around. Within the span of around 100 yards, there is the King's Arms, the Queen's Arms, and the Seven Stars, which is one of the oldest pubs in Plymouth. Only a stone's throw away from Dartmoor.
Locals welcome any new person to the village. There is a May Carnival which is really popular. Residents in Tamerton Foliot seem to be incredibly proud of their carnival, which is usually held on the first Saturday in May, and for good reason: the carnival has been running in some capacity since the early 1900s and grew out of fairs and markets dating back to medieval times. There is a procession through the village accompanied by the Lord Mayor of Plymouth, and one of the local children is crowned the May Queen or King. Whether Tamerton Foliot is part of Plymouth or not, the people who live there love living there.

More Property Information
Situated in a peaceful cul-de-sac, this home offers a serene environment while still being conveniently close to local amenities.
Additionally, the property includes off road parking and a convenient garage, providing ample storage and ease of access. With no onward chain, this home is ready for you to move in without delay. Early viewing is highly advised to fully appreciate the charm and potential of this delightful property. Don't miss the opportunity to make this lovely house your new home.

Hallway

Kitchen
9'1" x 9'2" (2.76m x 2.80m)

Sitting Room/Dining Room
17'6" x 15'9" (5.33m x 4.81m)

Toilet

Landing

Primary Bedroom
13'0" x 9'11" (3.96m x 3.01m)

En-suite

Bedroom 2
12'5" x 11'11" (3.79m x 3.62m)

Bathroom

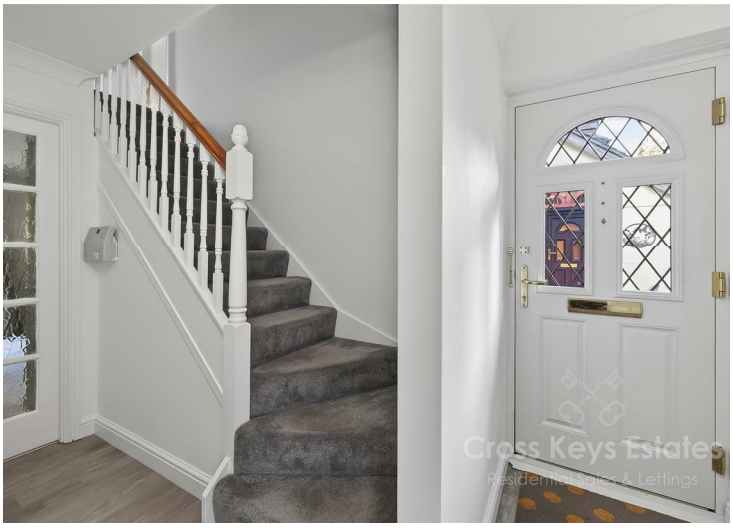
Bedroom 3
11'5" x 9'2" (3.48m x 2.79m)

Garden

Garage

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

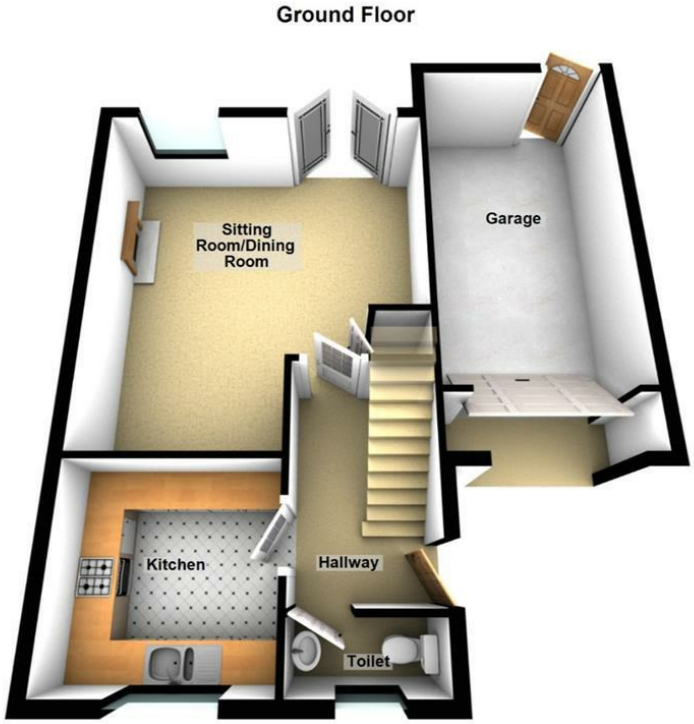
Financial Services
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on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

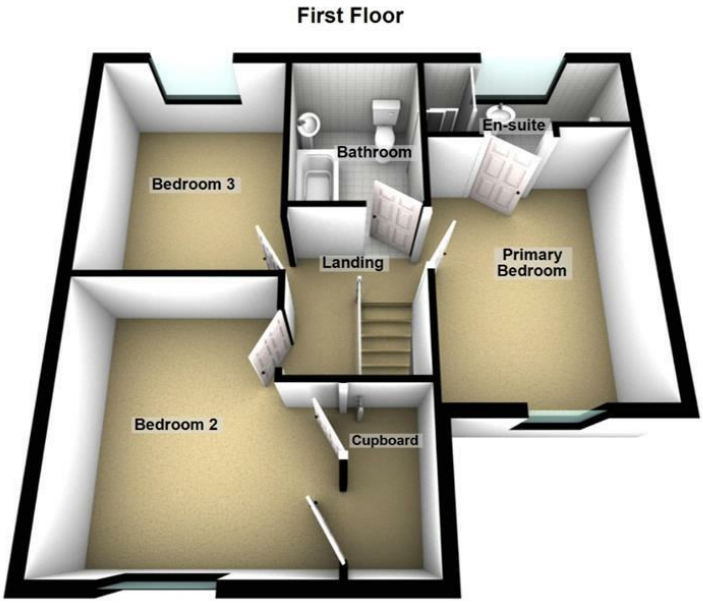












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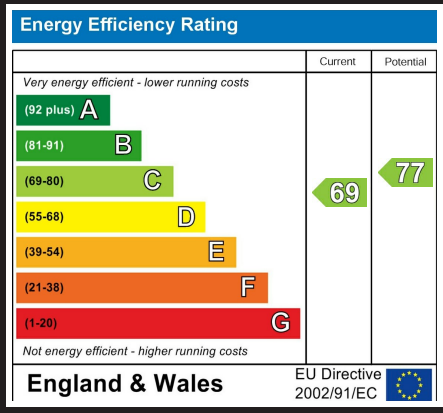

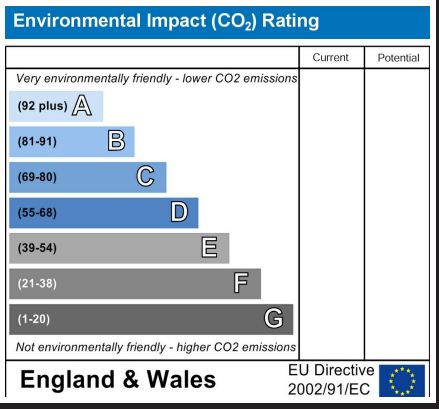

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply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

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