



Cross Keys Estates

Opening doors to your future



6 Swinburne Gardens
Plymouth, PL5 3EN
Guide Price £170,000 Freehold



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**** Guide Price 170,000 to £180,000 ****

Cross Keys Estates is pleased to present this charming end terrace family home located in the desirable area of Swinburne Gardens, Plymouth. This property offers a wonderful opportunity for first-time buyers seeking a spacious and versatile living space. As you enter the home, you are greeted by a bright hallway that leads into an open plan sitting room and dining area, which is generously filled with natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped and features a convenient utility room, making daily tasks a breeze. The first floor comprises two double bedrooms and a good-sized single bedroom, providing ample space for family living or guests. The shower room is complemented by a separate toilet.

- End Terrace Family Home
- Three Good Size Bedrooms
- Shower Room & Separate Toilet
- Convenient Utility Room
- Perfect For First Time Buyers
- Sought After Residential Area
- Private Front & Rear Garden
- Open Plan Sitting Room/Diner
- Close To Amenities, Schools, Shops
- No Onward Chain, EPC- D



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-southwest 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 Southwest, 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.

Honicknowle

Honicknowle is an area found to the north-west of Plymouth City Centre and just north of the A38 dual carriageway, therefore providing a peaceful 'suburb' location which still provides easy access into Plymouth City Centre and other areas across the city and further beyond via the numerous bus routes which operate nearby and the A38 being just a 5 minute drive away. The property we are offering for sale is a nicely positioned peaceful street found just off Honicknowle Green where the majority of local shops can be found, with further amenities being just a short walk away in the Transit Way Commercial Centre including a Lidl and a Tesco supermarket. There is a local primary school known as Shakespeare Primary School and secondary school known as All saints Plymouth which both boast Good Ofsted Reports.

More Property Information

One of the standout features of this property is the private front and rear gardens, offering a perfect outdoor space for relaxation or entertaining. While the home is in need of some cosmetic uplift, it presents a fantastic opportunity to personalise and enhance the space to your taste.

With no onward chain, this property is ready for you to move in and make it your own. Early viewing is highly recommended to fully appreciate the potential this home has to offer. Don't miss out on the chance to secure a lovely family home in a sought-after location.

Hallway

9'7" x 6'0" (2.91m x 1.83m)

Sitting/Dining Room

18'3" x 11'0" (5.56m x 3.36m)

Kitchen

9'3" x 10'9" (2.82m x 3.27m)

Utility Room

9'7" x 6'11" (2.91m x 2.10m)

Landing

6'9" x 10'2" (2.05m x 3.10m)

Window to rear, door to:

Primary bedroom

11'2" x 10'0" (3.41m x 3.05m)

Bedroom 2

11'2" x 10'11" (3.41m x 3.33m)

Shower Room

6'9" x 5'7" (2.05m x 1.70m)

Toilet

3'0" x 4'6" (0.92m x 1.38m)

Bedroom 3

6'9" x 7'10" (2.05m x 2.38m)

Garden

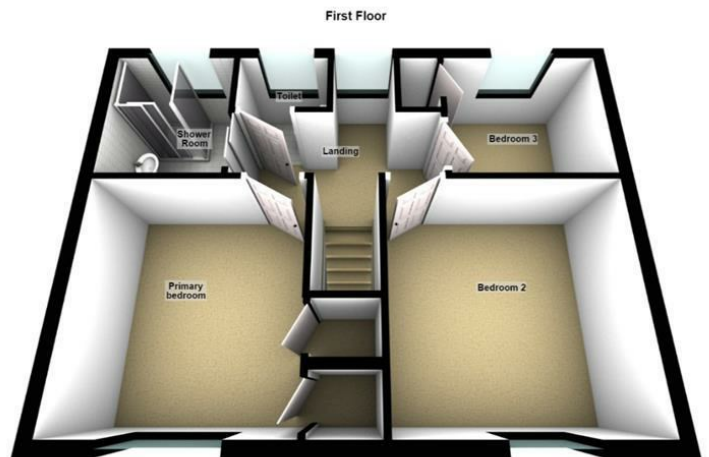
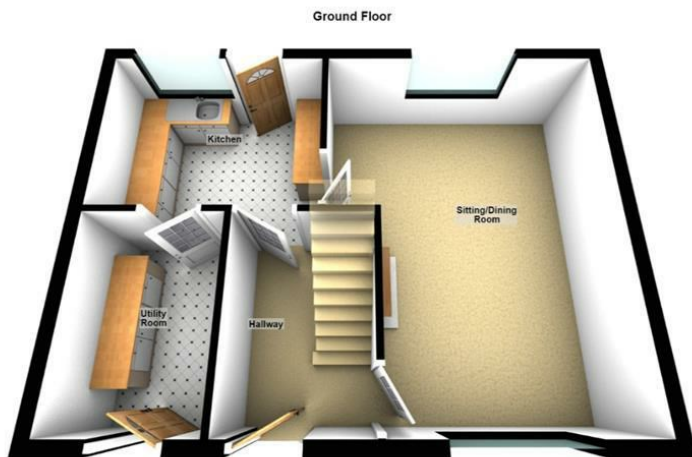
Cross Keys Estates Lettings Department

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

We work with Mortgage Monkeys, who provide friendly, straightforward mortgage advice, explain the options available and help buyers arrange a Decision in Principle—ask our team to put you in touch.






Cross Keys Estates
 Residential Sales & Lettings



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		
	67	73
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
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.



Council Tax Band A


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