



# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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36 Cornwall Street  
Plymouth, PL1 4NY  
Offers Over £240,000 Freehold





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\*Guide Price - £240,000 - £250,000\*

Cross Keys Estates are delighted to present for sale this immaculately presented modern build townhouse, located within a waterside development on the Devonport periphery. This wonderful community of homes benefits from a stunning landscaped center-point with seating and grass areas which enjoy the water aspects of the general area. The property itself offers spacious accommodation set out over three floors, comprising entrance hallway, sitting room, kitchen/dining room, downstairs WC, landing, three double bedrooms, family bathroom and an en suite serving the main bedroom suite on the upper most floor. To the rear the property boasts a raised courtyard garden which looks towards that magnificent river view and a lower courtyard area with access into the rear of the single garage. Situated just a short walk from a host of excellent schools, amenities and of course access to the waterfront, this beautiful family home is sure to be popular. Offered to the market with no onward chain, an early internal viewing comes highly recommended!

- Modern Build Townhouse
- Beautifully Presented Home
- Early Viewing Advised
- Close To Local Amenities
- Magnificent Views & Single Garage
- Stunning Waterside Location
- Three Double Bedrooms
- No Onward Chain
- Perfect Family Home
- EPC - Pending





## 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.

## 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 airport located in Exeter (49 miles away).

## Entrance Hallway

## Kitchen/Dining Room

14'11" x 9'8" (4.57m x 2.95m)

## Sitting Room

16'6" x 10'3" (5.03m x 3.12m)

## Downstairs WC

## Landing

## Bedroom 1

14'11" x 24'3" (4.55m x 7.39m)

## En Suite Shower Room

## Bedroom 2

12'5" x 10'9" (3.81m x 3.28m)

## Bedroom 3

9'8" x 9'0" (2.95m x 2.74m)

## Bathroom

## Rear Garden

## Local Area

## Stunning Views

## Garage

## Financial Settings

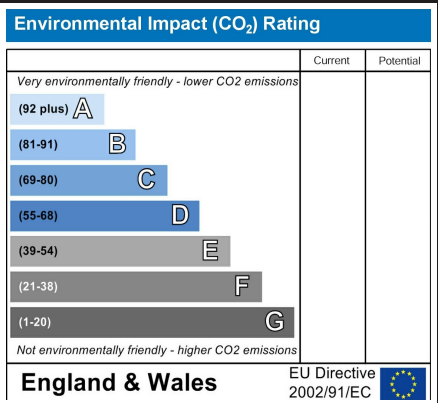
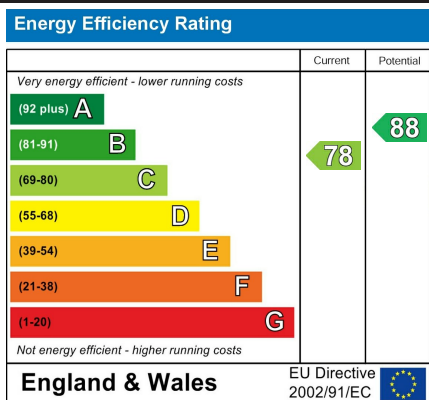
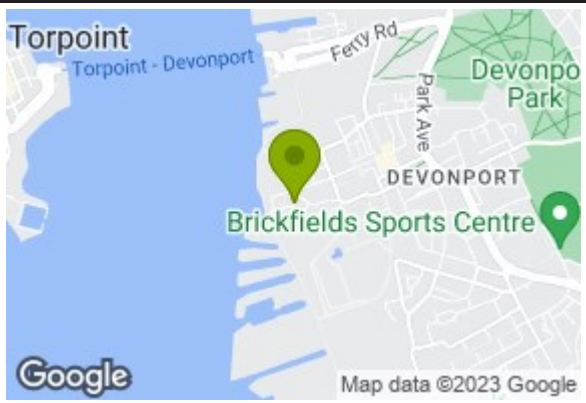
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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







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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