Cross Keys Estates

Opening doors to your future

86 Barton Avenue

Plymouth, PL2 1NZ

Guide Price £210,000 Freehold

86 Barton Avenue, Plymouth, PL2 1NZ

Guide Price £210,000 Freehold

** Guide Price £210,000 to £230,000 **
Cross Keys Estates is delighted to present this charming Victorian terraced family home located on the desirable Barton Avenue in Keyham. This well-presented property boasts a spacious layout, making it an ideal choice for families seeking comfort and convenience.
Upon entering, you will find a generous open plan sitting room and dining room, which is perfect for entertaining guests or enjoying family time. The room is filled with natural light, creating a warm and inviting atmosphere. The sleek modern kitchen and breakfast room are designed for both functionality and style, providing ample space for culinary creations and casual dining.

- Spacious Terraced Family Home
- Open Plan Sitting Room/Dining Room
- Sleek Modern Kitchen/Breakfast Room
- Stylish Bright Family Bathroom
- Ideal For First Time Buyers
- Three Generous Double Bedrooms
- Highly Sought After Residential Area
- Private Rear Courtyard Garden
- Close To Local Amenities & Dockyard
- Early Viewing Advised, EPC-D63

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.

Keyham
Keyham is close to the Dockyard making this property ideal for Dockyard workers and is a Victorian/Edwardian built area. It was built to provide dense affordable housing just outside the wall of HM Dockyard Devonport for the thousands of civilian workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged mid-century by Keyham Steam Yard - Keyham at that period was a suburb of Devonport itself. Keyham Steam Yard was one of the locations for the first trials of the Fairbairn patent crane. The Roman Catholic Church of Our Most Holy Redeemer was built in 1901 but was destroyed by fire following a bombing raid in 1941 and it was rebuilt in 1954. Parts of the southern end are now subject to massive redevelopment using a regeneration package. It has a railway station. Drake Primary School and Keyham Barton Primary Schools, educate 4 - 11-year-olds, with most secondary school children, attending Stoke Community College, Devonport High School for Boys or Marine Academy Plymouth (in King's Tamerton). College students, may attend Goschen Centre, or the Kings Road Centre.

More Property Information
The property features three generous double bedrooms, each offering plenty of storage space and a bright, airy feel. The stylish family bathroom is thoughtfully designed, ensuring a relaxing retreat for all.
Outside, the private rear courtyard garden provides a lovely outdoor space for relaxation or al fresco dining, making it a perfect spot for enjoying the fresh air.
Situated close to local amenities, this home offers easy access to shops, schools, and parks, making it a convenient choice for families. 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.

Entrance Vestibule

Hallway

Sitting Room
12'6" x 12'9" (3.81m x 3.88m)

Dining Room
12'4" x 10'5" (3.77m x 3.17m)

Kitchen/Breakfast Room
18'0" x 11'0" (5.49m x 3.36m)

Landing

Primary Bedroom
11'10" x 16'5" (3.61m x 5.01m)

Bedroom 2
12'6" x 10'7" (3.80m x 3.22m)

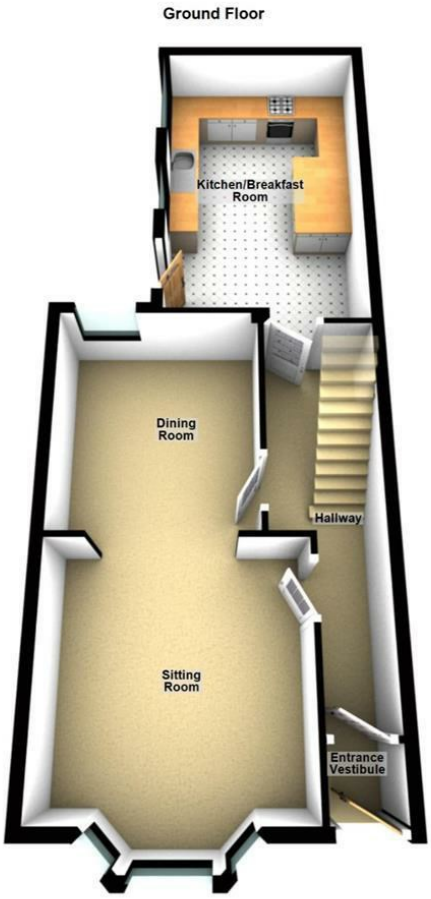
Bathroom

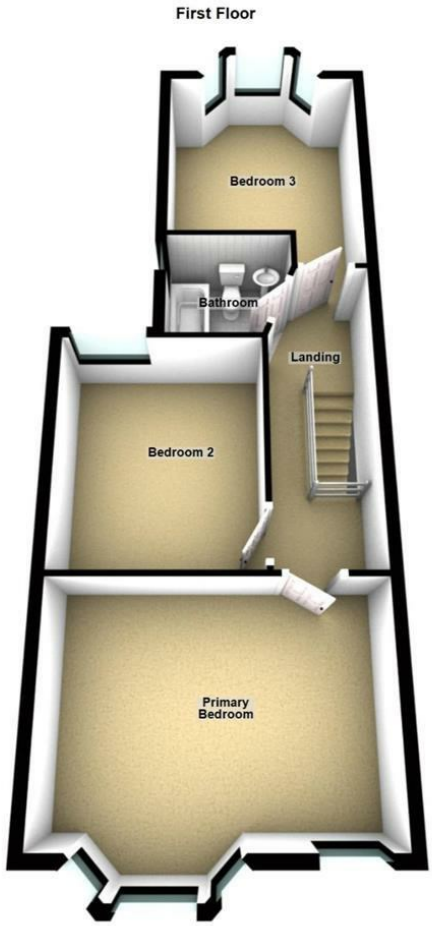
Bedroom 3
13'1" x 11'0" (4.00m x 3.36m)

Garden

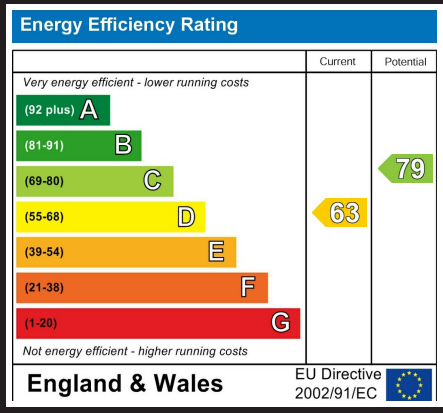
Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our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

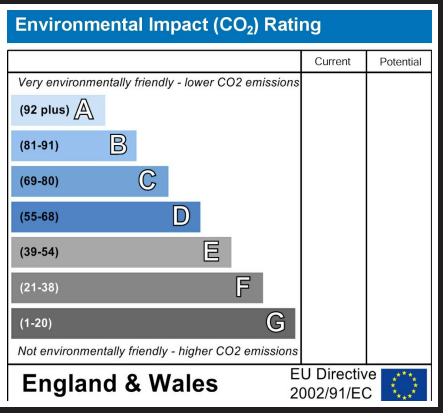
Financial Services
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on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





Cross Keys Estates
Residential Sales & Lettings





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

naea | propertymark PROTECTED

arla | propertymark PROTECTED

Council Tax Band B

Cross Keys Estates
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net