

# Cross Keys Estates

Opening doors to your future



17 Vapron Road  
Plymouth, PL3 5NJ  
Offers In Excess Of £700,000 Freehold



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Cross Keys Estates is thrilled to present this stunning semi-detached house located on the highly sought-after Vapron Road in the charming Mannamead area. This delightful property boasts a welcoming large hall that leads into a spacious sitting room, complete with a beautiful bay window that allows for an abundance of natural light, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the expansive, stylish modern fitted kitchen, featuring elegant granite countertops that provide both functionality and aesthetic appeal. This kitchen is perfect for those who enjoy cooking and entertaining, offering ample space for family gatherings and social occasions.

- Stunning Semi Detached Property
- Large Sitting Room & Dining Room
- Stylish Modern Fitted Kitchen
- Bathroom & En Suite Shower Room
- Close To Local Amenities & Shops
- Highly Sought After Residential Area
- Large Private Rear Garden & Garage
- Four Generous Double Bedrooms
- Well Presented Throughout
- Early Viewing Advised, EPC-D67



## 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-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.

## Mannamead

The very popular and sought-after location of Mannamead is a suburb famed for its tree lined roads. The late Victorian Emmanuel church which provides a distinctive landmark is situated on Mannamead which serves as one of the main routes into the Plymouth City Centre. There is a full range of schooling nearby both state and private, these include Plymouth College, Compton C of E, Hyde park and Kings primary schools. Locally there are a small selection of convenience stores. Within approximately ¼ mile you have Hyde Park Shops and Mutley Plain which has a selection of independent and mainstream shops.

## More Property Information

The property comprises four generous double bedrooms, each flooded with natural light, ensuring a bright and airy feel throughout. The family bathroom is well-appointed, and there is also an en suite shower room for added convenience, along with a downstairs toilet for guests.

Outside, the large private rear garden offers a tranquil retreat, ideal for outdoor activities, gardening, or simply enjoying the fresh air. This property is perfect for families or anyone seeking a spacious and comfortable home in a desirable location.

With its blend of modern amenities and classic charm, this semi-detached house on Vapron Road is a rare find and is sure to attract considerable interest. We invite you to arrange a viewing to fully appreciate all that this wonderful home has to offer.

## Hallway

## Sitting Room

12'11" x 14'11" (3.94m x 4.55m)

## Dining Room

14'11" x 13'0" (4.55m x 3.97m)

## Kitchen/Breakfast Room

17'2" x 10'2" (5.22m x 3.09m)

## Toilet

## Landing

## Primary Bedroom

13'1" x 13'0" (3.98m x 3.97m)

## Bedroom 2

14'10" x 13'2" (4.51m x 4.01m)

## En-suite

## Bedroom 3

9'7" x 10'2" (2.93m x 3.09m)

## Bathroom

## Toilet

## Bedroom 4

7'5" x 10'8" (2.25m x 3.24m)

## Garden

## Garage

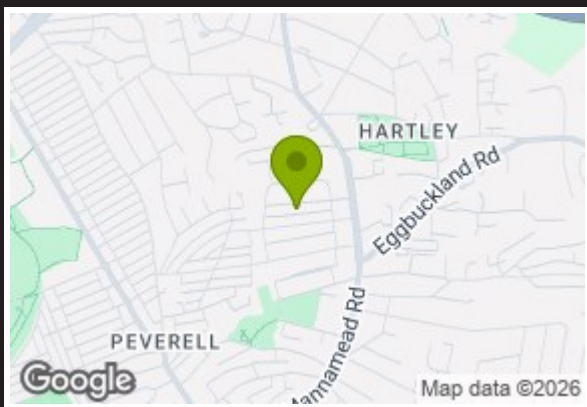
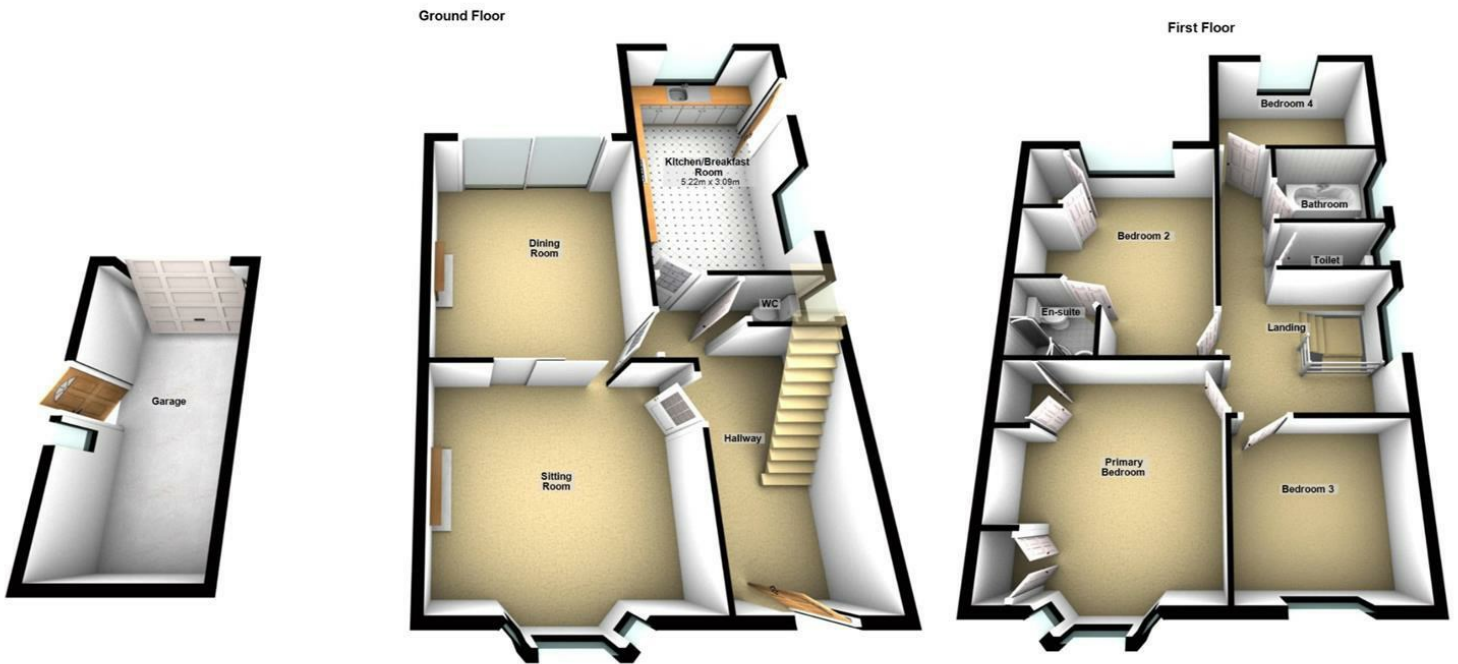
## Cross Keys Estates Lettings Department

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

## Financial Services

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 E



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