



Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Letting



46 Whittington Street
Plymouth, PL3 4EQ
Guide Price £275,000 Freehold



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** Guide Price £275,000 to £300,000 **

Cross keys Estates welcome you to this fantastic family abode nestled on the charming Whittington Street in Stoke. This Victorian townhouse is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and a bathroom, this property offers ample space for a growing family or those who love to entertain. As you step inside, you are greeted by a delightful sitting room with a feature bay window, perfect for basking in the natural light with a good book in hand. The dining room, which can also serve as a fourth bedroom, provides versatility to suit your needs. The breakfast room and fitted kitchen offer a cosy spot for enjoying your morning coffee or preparing delicious meals. Venture upstairs to find three well-appointed bedrooms and a super-size family bathroom, complete with modern amenities for your comfort. The separate toilet adds convenience for busy mornings or when guests

- Centrally Located Terrace Family House
- Traditional Layout With Period Size Rooms
- Dining Room/Bedroom 4, Family Bathroom
- Double Glazed, Gas Centrally Heated
- Large Lovely Sunny Enclosed Rear Garden

- Easy Access To Plymouth City Centre
- Sitting Room, Breakfast Room, Fitted Kitchen
- Three Ample Size First Floor Bedrooms
- Handy Ground Floor Toilet & Utility Room
- Early Viewing Recommended, EPC = C70



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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.

Stoke

Whittington Street is a desirable road conveniently located close to Stoke Village whilst bus routes and easy access is available to the vibrant City Centre which is approximately less than a mile distant. Plymouth is now officially the optimum place to buy a property in Britain. The city has the best balance of bargains and pleasantness, good schools, affordability, splendour of property; proximity to sea, nice countryside, art deco lidos situated beneath craggy cliffs and so on, and Plymouth fits the bill. Stoke's the place to start looking: a short walk from the centre and Devonport, this is where naval officers built their elegant, early 19th-century villas. Primary schools include Ford, College Road, Morice Town and Stoke Damerel. Secondary schools include Stoke Damerel and Devonport High School for Boys, whilst Plymouth City College is also nearby.

Entrance Vestibule

Reception Hallway

23'4" x 5'10" (7.11m x 1.78m)

Sitting Room

13'2" x 12'6" (4.01m x 3.82m)

Dining Room/Bedroom 4

13'3" x 10'0" (4.05m x 3.05m)

Breakfast Room

13'7" x 9'10" (4.13m x 2.99m)

Fitted Kitchen

9'10" x 9'10" (2.99m x 2.99m)

Rear Lobby

WC/Utility

4'3" x 6'8" (1.29m x 2.03m)

Landing

Master Bedroom

13'4" x 10'10" (4.07m x 3.31m)

Bedroom 2

13'1" x 9'11" (3.99m x 3.02m)

Bedroom 3

9'11" x 5'1" (3.02m x 1.55m)

Family Bathroom

Toilet

Garden & Garage

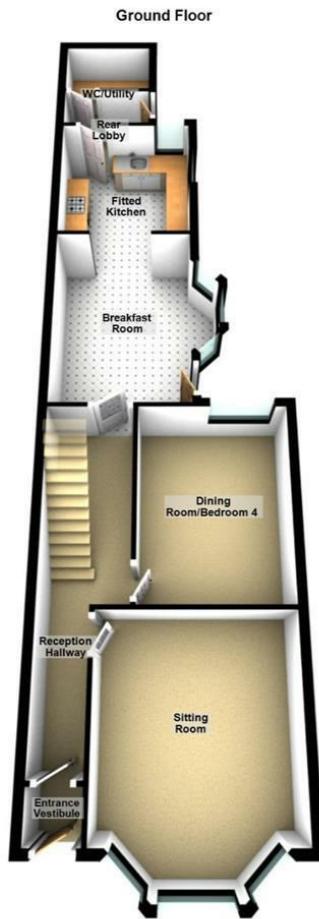
Cross Keys Lettings Department

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 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





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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			
England & Wales		EU Directive 2002/91/EC	
70	84		

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 B



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