



Cross Keys Estates

Opening doors to your future



13 Littleton Place
Plymouth, PL2 1DY
Guide Price £185,000 Freehold



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* Guide Price - £185,000 - £195,000*

Cross Keys Estates are delighted to present for sale this immaculately presented and highly versatile townhouse located within a quiet tucked away street in Stoke. This stunning home has recently undergone a program of redecoration and boasts spacious accommodation which comprises entrance hallway, fitted kitchen & bathroom on the garden floor, sitting room and bedroom on the ground level and two further double bedrooms on the first floor. Externally the property boasts a low maintenance courtyard style garden. Situated just across from the local park with stunning far reaching views, the popular Stoke Village and it's amenities and an abundance of schooling & transport links this property would make an ideal investment or family home. An early internal viewing comes highly recommended to appreciate all that this wonderful property has to offer!

- Versatile Period Townhouse
- Newly Redecorated Home
- Early Viewing Recommended
- Modern Kitchen & Bathroom
- Private Courtyard Garden
- Popular Residential Location
- Three Double Bedrooms
- Close To Schools & Amenities
- Sea/Water Views From Rear
- EPC - E42



Stoke

Stoke is a sought after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. City College Plymouth is located on the southern fringes of the area. There are a number of large recreational areas including Mount Pleasant Recreation Ground, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located off Milehouse Road.

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 airports located in Exeter (49 miles away).

Reception Hall

21'8" x 5'5" (6.61m x 1.65m)

Kitchen/Dining Room

16'7" x 7'7" (5.06m x 2.32m)

Sitting Room

12'10" x 11'6" (3.91m x 3.50m)

Store

Landing

Bedroom 1

12'10" x 15'3" (3.90m x 4.66m)

Bedroom 2

12'9" x 9'2" (3.89m x 2.80m)

Bedroom 3

12'9" x 9'2" (3.88m x 2.80m)

Family Bathroom

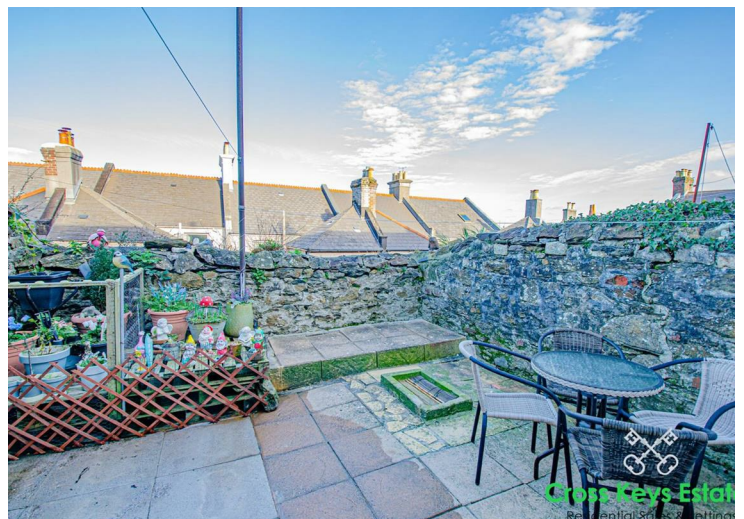
Rear Courtyard

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

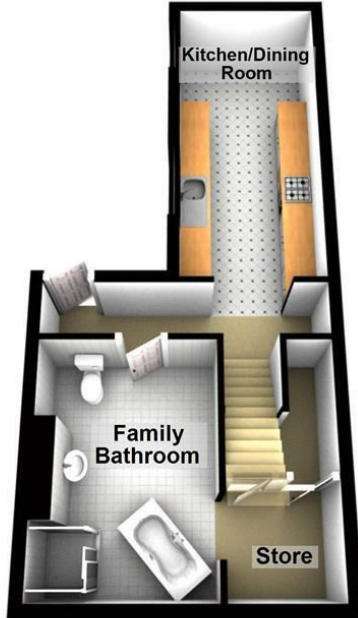
Lettings

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



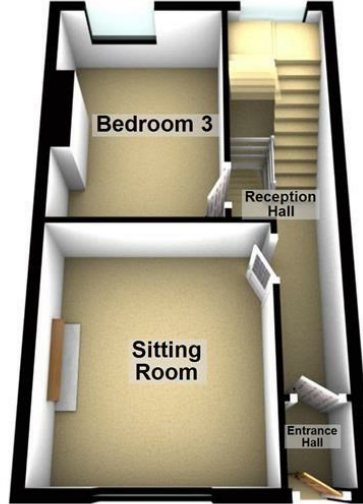
Basement

Approx. 32.9 sq. metres (354.2 sq. feet)



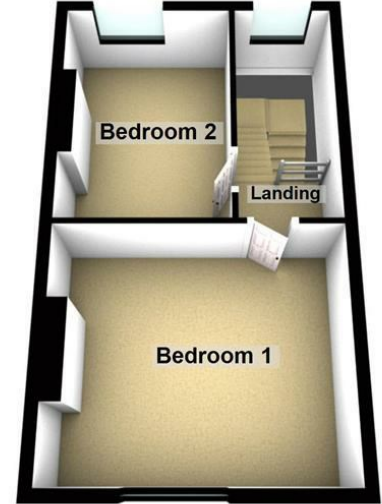
Ground Floor

Approx. 35.9 sq. metres (386.1 sq. feet)

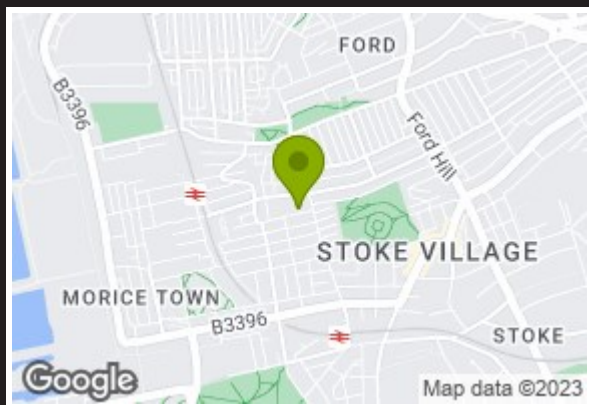


First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



Total area: approx. 104.6 sq. metres (1126.3 sq. feet)



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 | 72 |

Environmental Impact (CO₂) 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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