



# Cross Keys Estates

Opening doors to your future



17 Herbert Street  
Plymouth, PL2 1RX  
Guide Price £165,000 - £175,000 Freehold





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Cross Keys are delighted to present this spacious modern townhouse located on Herbert Street in the sought-after residential area of Morice Town, Plymouth. This property is ideally situated within walking distance of local amenities, the dockyard, and the train station, making it a convenient choice for both commuters and families alike.

The townhouse boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With three generous-sized bedrooms spread over three floors, this home offers plenty of room for a growing family or for those looking to invest in a rental property. The modern fitted bathroom adds a touch of contemporary style, ensuring comfort and convenience.

- Spacious Modern Build Townhouse
- Off-Road Allocated Parking
- Popular Residential Location
- Ample-Sized Sitting Room
- Spacious Hallway And Landing
- Private Rear Courtyard Garden
- Three Generous-Sized Bedrooms
- Modern Fitted Bathroom
- Close to Local Amenities
- Early Viewing Recommended, EPC=C74





## 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.

### Morice Town

This property is located within the popular residential area of Morice Town. Morice Town has in recent years under gone extensive refurbishment and now has a 'Home Zone' area which comprises of bricked roads with raised planters and residents parking. Morice Town is situated within close proximity to the Torpoint Ferry which provides easy access into Cornwall. Morice Town is also close to the Dockyard making this property ideal for Dockyard workers. Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored

### More Property Information

The property features a private rear courtyard garden, which is low maintenance, perfect for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. Additionally, there is a front garden and off-road allocated parking, a valuable asset in this bustling area.

While the property is already spacious and well-appointed, a cosmetic refurbishment could enhance its appeal further, making it an ideal opportunity for first-time buyers or investors looking to add value. Early viewing is highly recommended to fully appreciate the potential this townhouse has to offer. Don't miss out on the chance to make this charming property your new home.

### Hallway

### Sitting Room

### Kitchen

### Dining Room

### Landing

### Primary Bedroom

### Bedroom 2

### Bathroom

### Bedroom 3

### Garden/ Off Road Parking

### 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

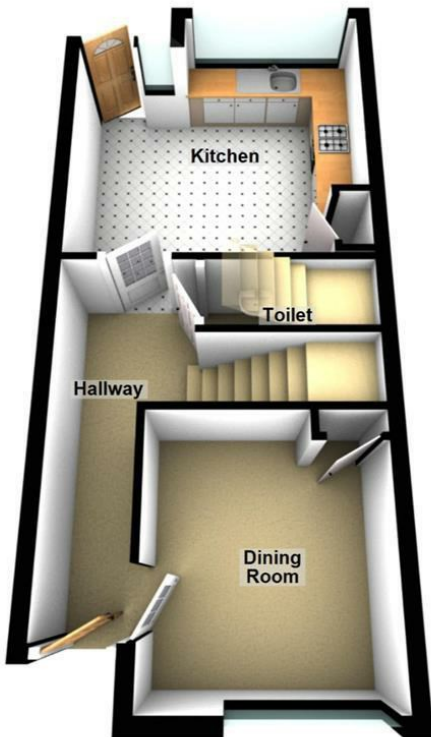
### Cross Keys Estates Lettings Department

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

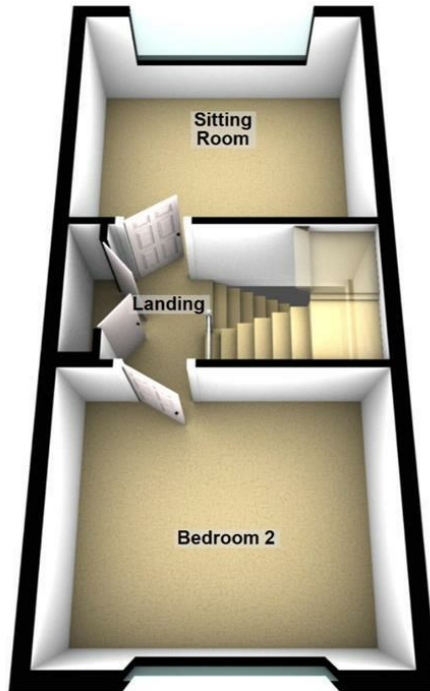




Ground Floor



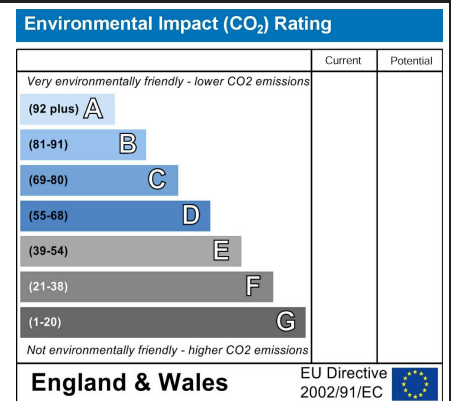
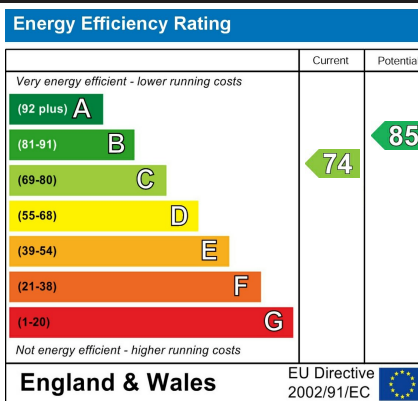
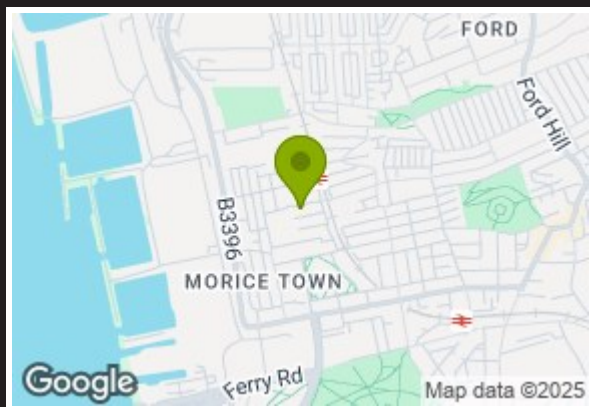
First Floor



Second Floor



  
**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.



**Council Tax Band B**



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