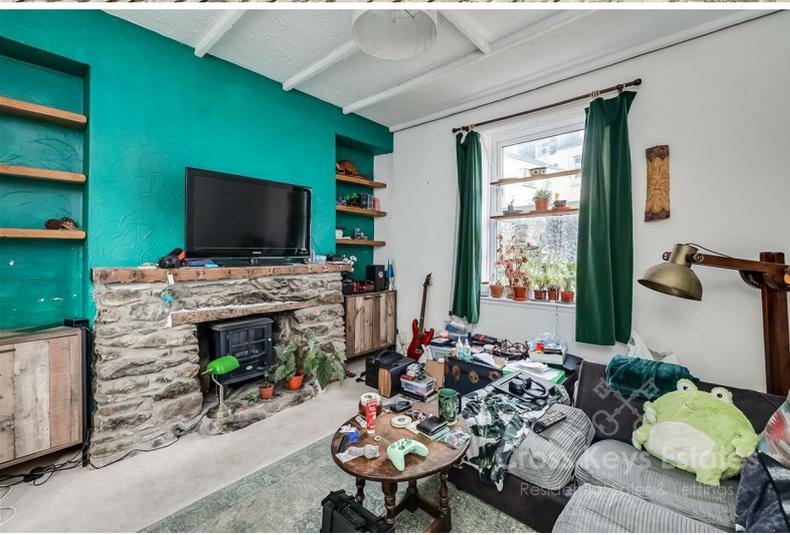




# Cross Keys Estates

Opening doors to your future



GFF, 1 Staddon Cottages Staddon Terrace Lane  
Plymouth, PL1 5DL  
Guide Price £60,000 Leasehold - Share of Freehold



## GFF, 1 Staddon Cottages Staddon Terrace Lane, Plymouth, PL1 5DL Guide Price £60,000 Leasehold - Share of Freehold

\*\* Guide Price £60,000 to £70,000 \*\*

Cross Keys Estates presents this excellent renovation project to release this characteristic cottage's full potential.

The sitting room is a good size, complete with a feature fireplace. The modern fitted kitchen, enhanced by a lovely bay window, provides a bright and functional area for culinary pursuits. The apartment also includes a well-appointed bathroom. Outside, the good-sized rear courtyard garden offers an outdoor space, perfect for enjoying a morning coffee or hosting summer gatherings.

- Period One Bedroom Apartment
- In Need Of Full Refurbishment
- Light Modern Fitted Kitchen
- Ideal For Investors
- Good Sized Bathroom
- Sought-After Central Location
- e Rear Courtyard Garden
- Sitting Room, Feature Fireplace
- Close To Amenities, Station & University
- Early Viewing Recommended, EPC=F



## 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.

### City Centre

Plymouth City Centre has undergone much redevelopment in recent times and seen the addition of Drake's Circus Shopping Mall with over 60 retail outlets and eateries, a magnet for any shop-a-holics amongst you and can easily meet any retail needs you might have. The new coach station is now right in the heart of the shopping district and offers really easy access to all parts of the South West along with the railway station only a short walk away. A brand-new shopping, eating and leisure complex has been announced for the old coach depot and will certainly add to the vibrant feel of the city which is rapidly becoming a real destination location for people relocating to the area and tourists alike. Plymouth City Centre is thriving vibrant place with many new additions to the street scene including the Bar Code Building and Box Museum building. Plymouth has a great cafe culture and evening social life with plenty of bars and clubs and restaurants to take pick from. Plymouth is known also known as Britain's Ocean City and has much to offer including other nearby attractions such as The Barbican, with its mix of bars, galleries and restaurants, The Royal William Yard has also much to offer with a monthly outdoor cinema, cafe culture and soon to boast a new high-end hotel. Plymouth City Centre is definitely the place to be if you love the urban feel of a growing, fun city close to the sea.

### More Property Information

This quaint apartment is not only a fantastic opportunity for first-time buyers looking to step onto the property ladder but also presents an attractive investment for those seeking to expand their portfolio with a good yield. With its central location and charming features, early viewing is highly recommended to fully appreciate the charm and potential of this delightful apartment. Don't miss the opportunity to make this quaint cottage your new home.

### Sitting Room

12'0" x 11'7" (3.66m x 3.54m)

### Kitchen

9'10" x 6'7" (3.00m x 2.00m)

### Hall

### Bedroom

8'5" x 11'11" (2.57m x 3.62m)

### Bathroom

### Courtyard

### Financial Services

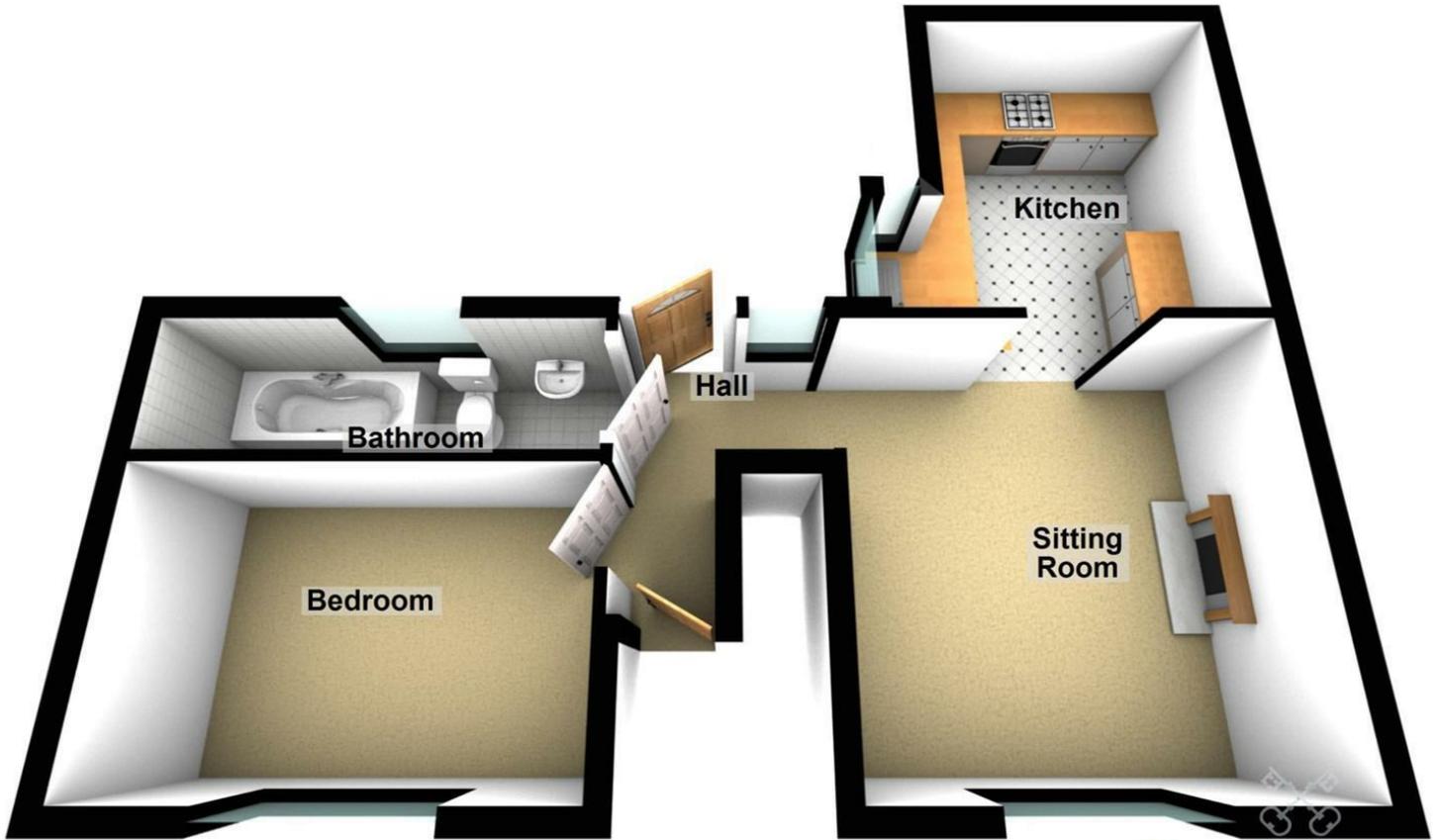
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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

### 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



# Ground Floor



**Cross Keys Estates**  
Residential Sales & Lettings



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			
		71	23
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			
(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 A**



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