

Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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66 Truro Drive
Plymouth, PL5 4PB
Guide Price £140,000 Freehold



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** Guide Price £140,000 to £150,000 **

Cross Keys Estates is delighted to present this charming end terrace one-bedroom house located on Truro Drive in the desirable area of Plymouth. This property offers a perfect blend of modern living and potential, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you will find a newly fitted kitchen that boasts contemporary design and functionality, perfect for culinary enthusiasts. The good-sized double bedroom is generously illuminated by natural light, providing a warm and inviting atmosphere, complemented by a lovely outlook that enhances the overall appeal of the home. The property features a sleek new bathroom, ensuring a fresh and stylish space for your daily routines.

- End Terrace One Bedroom House
- Modern Newly Fitted Kitchen
- Good Size Double Bedroom
- Cosmetic Refining Required
- Convenient No Onward Chain
- Sought After Residential Area
- Ideal For First Time Buyers/Investors
- Off Road Allocated Parking
- Close To Access Routes & Woodlands
- Courtyard Garden EPC-D56



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.

Badgers Wood

Badgers Wood in Plymouth is a small, residential development set within one of the city's quieter, greener suburban areas, benefiting from close proximity to natural spaces such as Radford Woods—a large local nature reserve with walking trails, wildlife habitats and outdoor learning areas. The surrounding neighbourhoods in this part of Plymouth typically offer everyday amenities including local shops, schools, bus routes and access to nearby district centres like Plymstock, making it practical for families and commuters. Historically, much of this area of Plymouth developed during the 20th century as the city expanded outward, transforming former farmland and woodland into residential estates, while still retaining pockets of ancient woodland and green space that reflect the area's rural past..

More Property Information

Additionally, the private courtyard garden offers a tranquil outdoor retreat, ideal for enjoying a morning coffee or hosting small gatherings.

For your convenience, there is off-road allocated parking for one vehicle, a valuable asset in this sought-after area. The property is offered with no onward chain, allowing for a smooth and efficient purchase process. While some cosmetic refining is required, this presents an excellent opportunity to personalise the space to your taste.

With close proximity to access routes, this home is well-positioned for easy commuting and local amenities. Early viewing is highly advised to fully appreciate the potential and charm of this delightful property. Don't miss your chance to make this house your home.

Sitting Room

13'2" x 11'5" (4.01m x 3.47m)

Kitchen

13'2" x 5'7" (4.01m x 1.69m)

Bedroom

6'7" x 17'3" (2.00m x 5.26m)

Landing

Bathroom

Courtyard

Cross Keys Estates Lettings Department

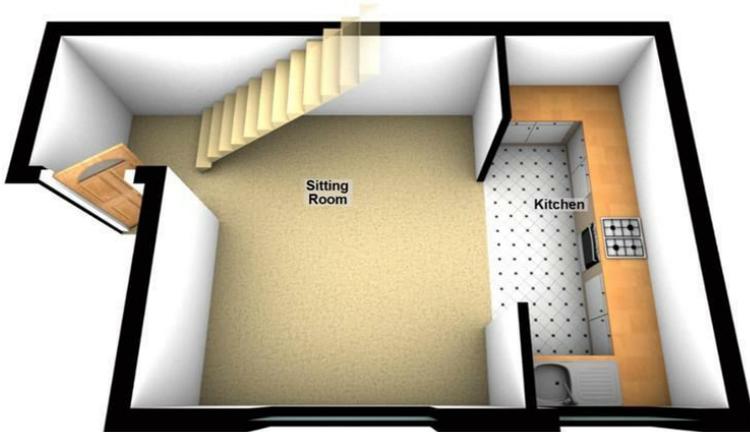
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

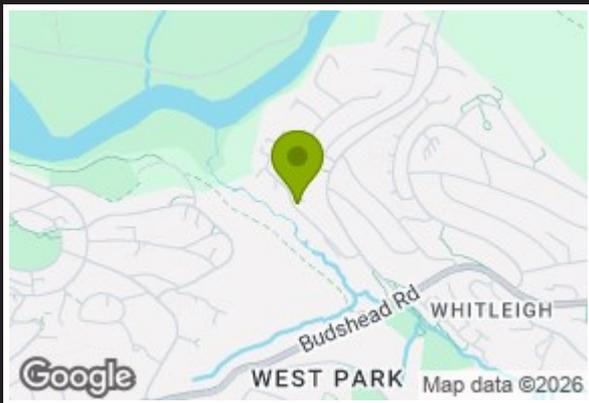
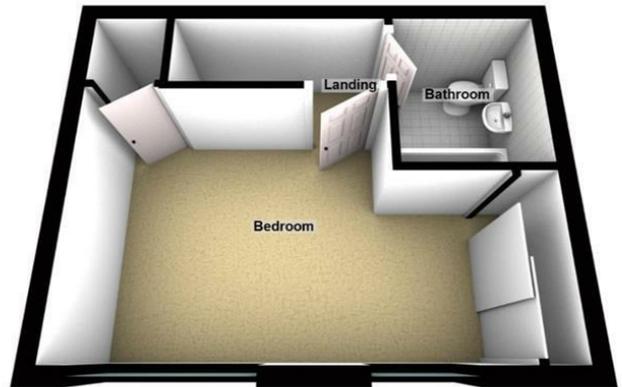
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Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	91
(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	
56	
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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