



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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35 Castleton Close
Plymouth, PL3 5AE

Guide Price £190,000 Freehold



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** £190,000 to £200,000 **

Cross Keys Estates is pleased to present this spacious semi-detached house in the charming cul-de-sac of Castleton Close offering a wonderful opportunity for those seeking a family home in a highly desirable area. With three generous bedrooms, comprising two doubles and one single, this property is perfect for families or those looking for extra space.

The ground floor features a great-sized sitting room that flows seamlessly into the dining room, creating an inviting atmosphere for entertaining or relaxing with loved ones. The kitchen, which provides access to the rear garden, is a blank canvas awaiting your personal touch. The front and rear gardens offer ample outdoor space, ideal for gardening enthusiasts.

- Spacious Semi Detached Property
- Three Generous Bedrooms
- Long Driveway & Single Garage
- Peaceful Cul-De-Sac Location
- Close To Local Amenities
- Highly Desirable Residential Area
- Ample Sitting Room/Dining Room
- Private Front & Rear Garden
- Ideal For FTB or Investors
- Early Viewing Advised, EPC=TBC



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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.

Mannamead

The very popular and sought-after location of Mannamead is a suburb famed for its tree lined roads. The late Victorian Emmanuel church which provides a distinctive landmark is situated on Mannamead which serves as one of the main routes into the Plymouth City Centre. There is a full range of schooling nearby both state and private, these include Plymouth College, Compton C of E, Hyde Park and Kings primary schools. Locally there are a small selection of convenience stores. Within approximately 1/4 mile you have Hyde Park Shops and Mutley Plain which has a selection of independent and mainstream shops.

More Property Information

Parking is a breeze thanks to the long shared driveway and a single garage. While the property is in need of cosmetic refurbishment throughout, it presents a fantastic opportunity to create a home tailored to your tastes and preferences.

Conveniently located close to local amenities, shops, and schools, this property is perfect for those who value accessibility and community. Early viewing is highly advised to fully appreciate the potential this home has to offer. Don't miss out on the chance to make this house your own and transform it into a beautiful family residence.

Hallway

Sitting Room

13'9" x 11'7" (4.20m x 3.54m)

Dining Room

10'4" x 10'7" (3.14m x 3.22m)

Kitchen

10'4" x 8'0" (3.14m x 2.43m)

Landing

Primary Bedroom

13'3" x 11'7" (4.04m x 3.54m)

Shower Room

Bedroom 2

10'10" x 10'10" (3.31m x 3.30m)

Bedroom 3

7'8" x 6'11" (2.33m x 2.11m)

Garage

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

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, 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@themortgagelab.co.uk



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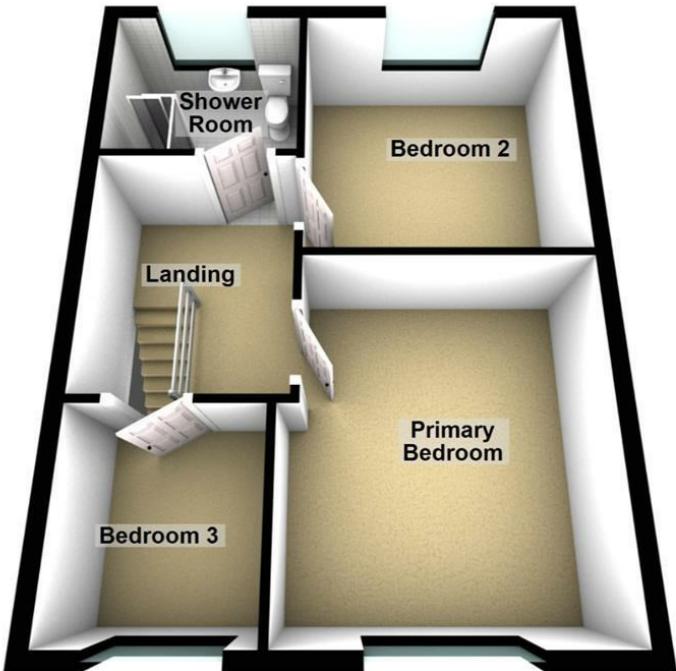


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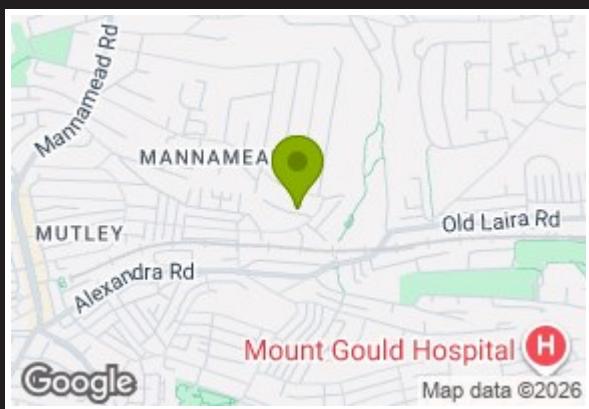
Ground Floor



First Floor



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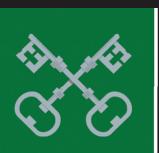
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 C



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