



# Cross Keys Estates

Opening doors to your future



56 Shrewsbury Road  
Plymouth, PL5 4EX  
Guide Price £180,000 Freehold



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\*\* Guide Price £180,000 to £200,000 \*\*

Cross Keys Estates are delighted to offer for sale this fabulous property. Nestled on the charming Shrewsbury Road in Whittleigh, this stunning semi-detached ex-local authority family home is a true gem waiting to be discovered. Built in the 1950s, this property exudes character and warmth, making it the perfect abode for first-time buyers or families seeking a cosy retreat. Boasting two inviting reception rooms, this home offers ample space for entertaining guests or simply unwinding after a long day. With three well-proportioned bedrooms, everyone in the family is sure to find their own peaceful sanctuary within these walls. The delightful four-piece bathroom adds a touch of luxury to everyday living. The heart of this home lies in its sitting room, dining room, and a lovely generous fitted kitchen. Imagine preparing delicious meals in the well-equipped kitchen while enjoying the company of loved ones in the

- Ex-Local Authority Semi-Detached
- Sitting Rm, Dining Rm, Fitted Kitchen
- Double Glazed, Gas Centrally Heated
- Ideal First Time Buyer/Family Property
- Immaculately Presented Throughout
- Immaculate, PRC'd, Fully Mortgageable
- Three Ample Sized Bedrooms, Bathroom
- Stunning & Delightful Rear Garden
- Great Residential Location, Amenities Close By
- Early Viewing Recommended, EPC = TBC



## 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.

### Whiteleigh

Whiteleigh is a district area and is in the electoral ward of Budshead of the city of Plymouth. It shares district borders with Southway, Honicknowle, Crownhill, West Park and St Budeaux. Schools in the area are Whiteleigh's primary schools, Woodfield Primary School, St. Peter's Roman Catholic School, Whiteleigh Community Primary School, and Woodland Community Special School. Sir John Hunt Community Sports College (formerly Community College, and previously Whiteleigh comprehensive (or High) school) previously merged with Southway Community College. Whiteleigh Green is the predominant shopping precinct, which hosts a small supermarket (co-op), take away (fish & chip shop), café, hair/beauty salon, discount store (household & gardening), bakery, newsagents, post office and a pharmacy. Wheal Whiteleigh was a silver and lead mine, located near the present-day Christian Mill Business Park. Workings extend westwards following the approximate line of Lancaster gardens. Whiteleigh is a popular residential area and boasts easy access to the A38 dual carriageway. Regular bus routes operate through Whiteleigh giving access into Plymouth City Centre and other areas across the city.

### Entrance Hallway

#### Sitting Room

11'0" x 15'7" (3.35m x 4.74m)

#### Dining Room

9'9" x 8'11" (2.98m x 2.73m)

#### Kitchen

9'9" x 12'11" (2.98m x 3.93m)

#### Landing

#### Primary Bedroom

11'0" x 15'8" (3.35m x 4.78m)

#### Bedroom 2

9'4" x 15'8" (2.85m x 4.78m)

#### Bedroom 3

8'1" x 9'10" (2.46m x 3.00m)

#### Family Bathroom

#### Gardens

### Cross Keys Lettings Department

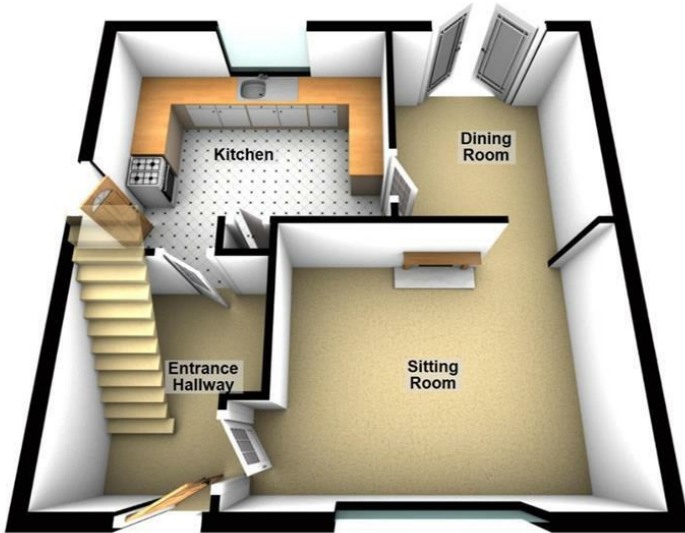
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial Services

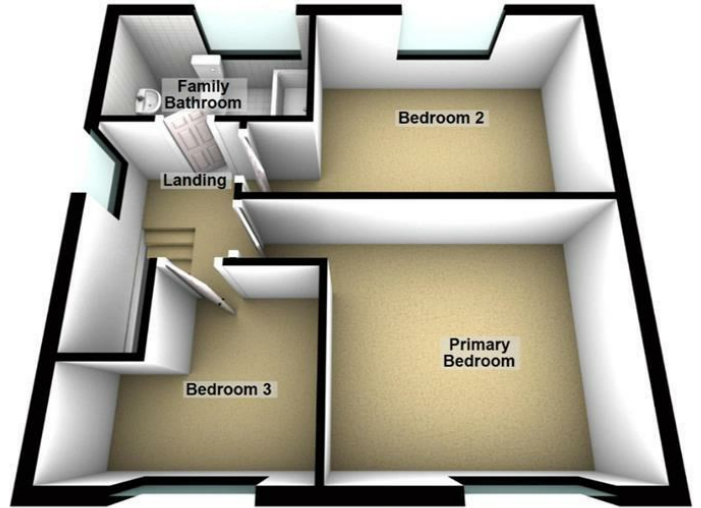
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



Ground Floor



First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>70</b>
Not energy efficient - higher running costs	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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