



Cross Keys Estates

Opening doors to your future



53 West Down Road
Plymouth, PL2 3HF
Guide Price £235,000 Freehold



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** Guide Price £235,000 - £260,000 **

Cross Keys Estates is delighted to present this spacious semi-detached family home located on the desirable West Down Road in Milehouse, Plymouth. This property boasts two ample-sized double bedrooms and one good-size single, making it an ideal choice for families or those seeking extra space.

As you enter, you are welcomed by a generous hallway that leads to a large sitting room, featuring a charming bay window and a delightful fireplace, perfect for cosy evenings. The light and airy kitchen/dining area provides a wonderful space for family meals and entertaining guests. The modern bathroom is bright and well-appointed, ensuring comfort for all residents.

- Spacious Semi Detached Family Home
- Light And Airy Kitchen/Dining Area
- Bright Modern Bathroom
- Generous Long Private Rear Garden
- Close To Local Amenities, Schools, Parks
- Three Ample-Sized Bedrooms
- Large Sitting Room, Bay Window
- Benefits From Off-Road Parking
- Highly Sought After Residential Location
- Early Viewing Highly Recommended, EPC=D62



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

Milehouse

Milehouse is a late Victorian and 1930s suburb of Plymouth. Formerly it was famous for the site of Outland House, the large family home of Robert Falcon Scott, who led the tragic British expedition to the South Pole. The area borders Plymouth's huge Central Park and is adjacent to Home Park, the ground of Plymouth Argyle football club. It is a reputable area with good facilities and is convenient to the city centre, the nightlife zones, the parkland and the main road in and out of town. The area is held in high regard by young and old families alike, due to its proximity to amenities such as the Britannia (Wetherspoons pub), Home Park, Life Centre and is a perfect location for those that commute both into town, northbound to Derriford Hospital and the science and business parks via the A38 dual carriageway.

More Property Information

One of the standout features of this home is the generous long private rear garden, which includes both a lawn and a patio area, offering a perfect retreat for outdoor relaxation or family gatherings. Additionally, the property benefits from off-road parking, providing convenience in this sought-after area.

Situated close to local amenities, schools, and parks, this home is ideally located for families and professionals alike. With double glazing and gas central heating, you can enjoy a warm and comfortable living environment throughout the year.

Early viewing is highly recommended to fully appreciate the charm and potential of this lovely family home. Don't miss the opportunity to make this property your own in a vibrant and welcoming community.

Hallway

Sitting Room

12'3" x 11'8" (3.74m x 3.56m)

Kitchen/Dining Area

12'6" x 17'8" (3.80m x 5.39m)

Utility Area

4'4" x 6'11" (1.33m x 2.11m)

Landing

Primary Bedroom

12'6" x 11'1" (3.81m x 3.39m)

Bedroom 2

12'3" x 11'1" (3.73m x 3.39m)

Bathroom

Toilet

Bedroom 3

9'0" x 6'3" (2.75m x 1.91m)

Garden

Financial Services

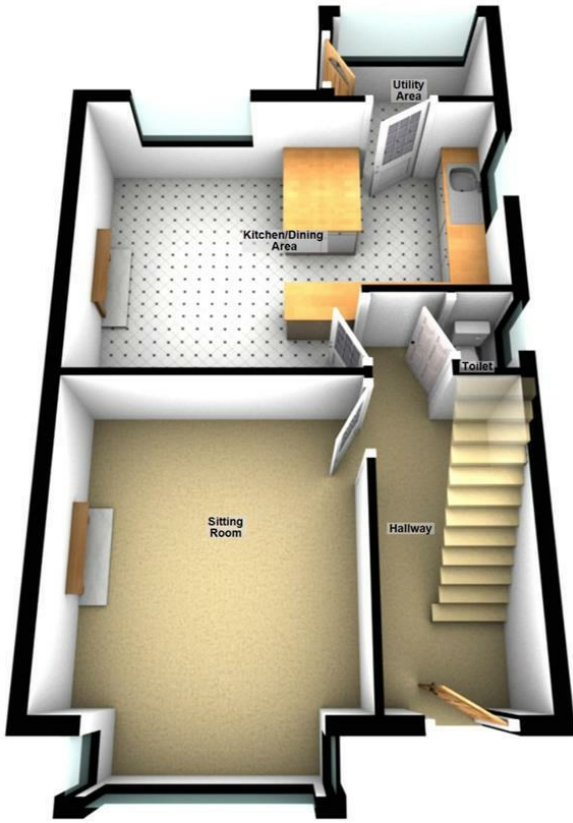
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Cross Keys Estates Lettings Department

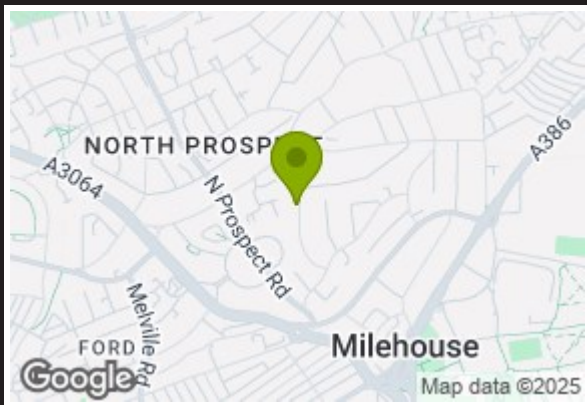
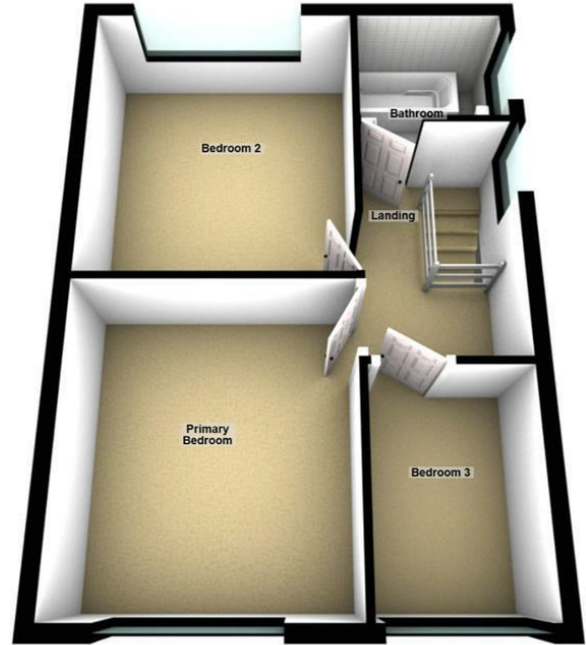
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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



Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (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 | | | 86 |
| (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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