



Cross Keys Estates

Opening doors to your future



67 Beaumont Street
Plymouth, PL2 3AQ
Guide Price £200,000 Freehold



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**** Guide Price £200,000 to £210,000 ****

Cross Keys Estates are pleased to market this beautifully presented Victorian, mid-terrace home located on a sought-after residential street in Milehouse. This property boasts spacious living throughout. Initially, entering into a vestibule leads you into the welcoming entrance hallway, where you can access the bright sitting room and dining room, which offer the added flexibility of bi-folding doors, perfect for both relaxation and entertaining. To the rear, you will find a spacious kitchen and breakfast room with a door into the inner lobby, where you will find doors taking you to the shower room and the delightful, southerly facing enclosed rear courtyard - an ideal space for enjoying sunny afternoons and hosting summer gatherings. Upstairs, the first floor caters to a range of needs, offering two generous double bedrooms and one ample single bedroom. The property also benefits from well-maintained wooden

- Ideal Victorian Terraced Family Home
- Close To Schools and Amenities
- Two Inter-Connecting Reception Rooms
- Ground Floor Shower & Utility Room
- Enclosed Rear Courtyard Garden
- Highly Sought After Location
- A Few Minutes Walk From Central Park
- Large Fitted Kitchen / Breakfast Room
- Three Good Sized Bedrooms
- Gas Central Heating & uPVC Double Glazing, EPC = E53



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 is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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. It is now notable for its close proximity to Plymouth's Central Park, There are a number of public house situated in the area as well as being very close to The Life Centre. Formerly. The area is a very reputable area with good facilities and is convenient to the city centre, the nightlife zones and benefits from great transport links including a main road in and out of town.

Entrance Vestibule

Entrance Hall

25'8" x 6'7" (7.83m x 2.00m)

Sitting Room

15'10" x 13'0" (4.83m x 3.96m)

Dining Room

13'0" x 10'9" (3.96m x 3.27m)

Kitchen/Breakfast Room

13'0" x 10'1" (3.97m x 3.08m)

Shower Room

6'8" x 10'1" (2.02m x 3.08m)

Utility

2'11" x 2'11" (0.88m x 0.90m)

Landing

Primary Bedroom

13'1" x 9'1" (3.99m x 2.77m)

Bedroom 2

6'8" x 10'9" (2.04m x 3.27m)

Bedroom 3

13'3" x 7'9" (4.05m x 2.36m)

Rear Garden

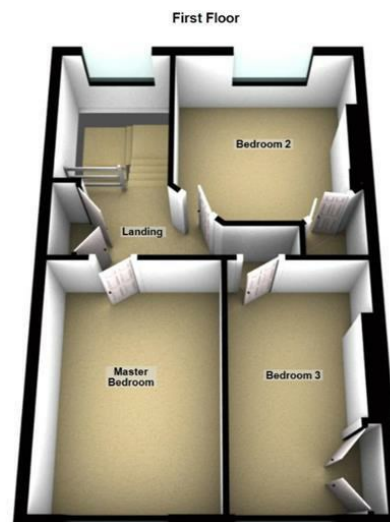
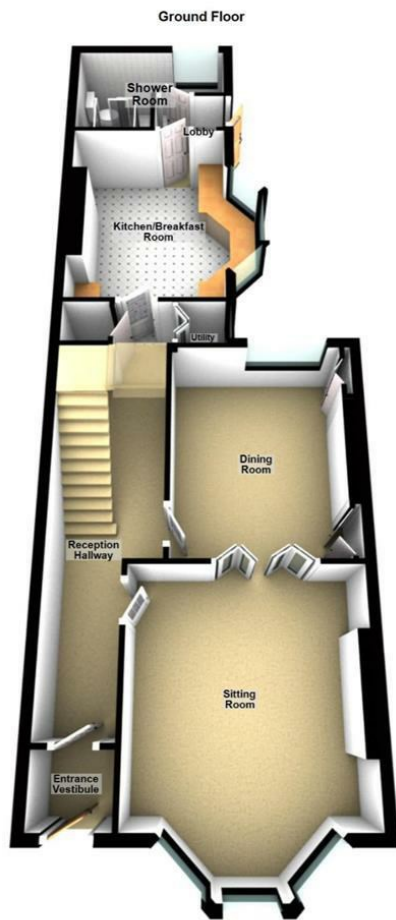
Financial Services

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 Services

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





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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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 B



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