



Cross Keys Estates

Opening doors to your future



134 Unity Park
Plymouth, PL3 6PN
Guide Price £225,000 - £250,000 Freehold



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Cross Keys Estates are delighted to present this immaculate semi detached family house set in the ideal development of Unity Park located in the much sought after residential area of Higher Compton. The light, bright and modern interior has accommodation comprising entrance hallway with large cloakroom and a ground floor toilet, fitted kitchen an lovely living room with direct access to the gardens. On the first floor the accommodation continues with three ample sized bedrooms and the family bathroom. This fabulous first time buyers property also has two allocated off road parking bays and the gardens which are south facing and enjoy a lovely sunny outlook. This property is available with no onward chain and an early internal viewing is highly recommended to appreciate this "move in" condition house.

- Fabulous Semi Detached Property
- Entrance Hallway, Toilet, Cloakroom
- Light And Airy Living Room
- Family Bathroom, uPVC Dg, Gch
- Lovely Sunny South Facing Rear Garden
- Modern And Contemporary Design
- Bright And Modern Fitted Kitchen
- Three Ample Sized Bedrooms
- Two Allocated Off Road Parking Bays
- Early Viewing Advised, EPC = B82



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.

Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

Unity Park

This property is located in Unity Park, a prime popular and now established area in a good residential district and with a variety of local services and amenities nearby. The position convenient for access into the city and close by connection to major routes in other directions with the closest neighbouring area being Higher Compton, an extremely well-regarded area to the north of the city centre and which boasts its own amenities including a Co-operative Store, Tesco fuel station, bakery, pharmacy, two public houses and certain other small stores, along with Compton Church of England Primary School which is extremely popular. The property we are offering for sale boasts an enviable position within walking distance to the amenities mentioned previously including the school.

Entrance Hallway

Living Room

15'11" x 13'10" (4.84m x 4.21m)

Fitted Kitchen

9'9" x 6'9" (2.98m x 2.07m)

Cloakroom

Toilet

Landing

Principle Bedroom

9'5" x 13'10" (2.87m x 4.21m)

Bedroom 2

9'7" x 7'10" (2.93m x 2.38m)

Bedroom 3

8'3" x 5'9" (2.52m x 1.74m)

Family Bathroom

Gardens

Lettings Department

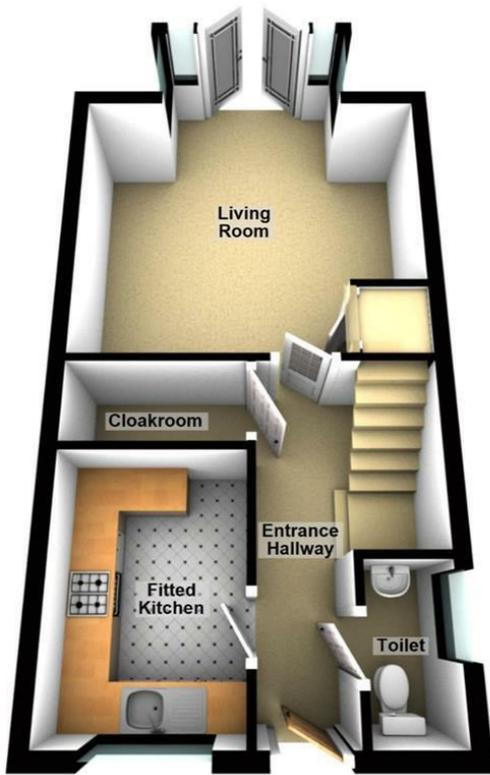
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018

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



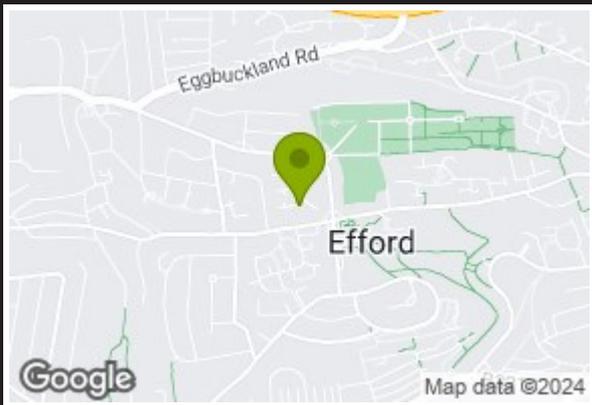
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 82 | |
| (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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