

Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings



126 Green Park Road
Plymouth, PL9 9LJ
Guide Price £375,000 Freehold



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** Guide Price £375,000 to £400,000 **

Cross Keys Estates is delighted to present this immaculate detached bungalow, nestled in the highly sought-after location of Green Park Road, Plymstock. This charming property offers a perfect blend of comfort and convenience, making it an ideal home for families or those looking to downsize.

As you enter, you will be greeted by a spacious and bright sitting room that is perfect for relaxation and entertaining. The dining room, adjacent to the sitting area, provides a lovely space for family meals and gatherings. The bungalow boasts two generous double bedrooms, both flooded with natural light, ensuring a warm and inviting atmosphere throughout.

- Immaculate Detached Bungalow
- Two Generous Double Bedrooms
- Beautifully Presented Rear Garden
- Expansive Driveway And Garage
- Well Presented Throughout
- Highly Sought After Location
- Spacious Bright Sitting Room, Dining Room
- Light And Airy Shower Room
- Close To Local Amenities & Parks
- Early Viewing Advised, 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.

Plymstock

Situated on the east bank of the River Plym, Plymstock is geographically and historically part of the South Hams. It comprises the villages Billacombe, Elburton, Goosewell, Hooe, Mount Batten, Oreston, Pomphlett, Staddiscombe, Turnchapel and Plymstock proper, the centrally located village after which the parish and suburb is named. The parish church is St Mary and All Saints.

The pedestrianised 1960s Broadway consists of a number of shops, including an Iceland supermarket within the precinct and a Lidl supermarket nearby, three banks, six estate agents' and other local amenities including a library, a fire station and a small police station.

At Pomphlett, there is a Morrisons superstore and drive-through McDonald's burger restaurant. The population at the time of the 2001 Census was recorded at 24,103 with 11,652 owner occupied homes in the PL9 postcode area. The total population in 2011 increased to 24,758

More Property Information

The beautifully presented rear garden is a standout feature, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The light and airy shower room adds to the overall appeal of this delightful home.

For those with vehicles, the expansive driveway accommodates up to four cars, complemented by a good-sized garage, providing ample parking and storage options. Additionally, the property is conveniently located close to local amenities, ensuring that all your daily needs are within easy reach.

This bungalow is a rare find in a desirable area, and it presents an excellent opportunity for anyone looking to enjoy a peaceful lifestyle in Plymstock. Do not miss the chance to make this lovely property your new home.

Hallway

Sitting Room

12'11" x 21'10" (3.94m x 6.66m)

Kitchen

10'5" x 8'11" (3.18m x 2.73m)

Primary Bedroom

13'11" x 10'10" (4.24m x 3.30m)

Bedroom 2

10'9" x 12'3" (3.28m x 3.74m)

Shower Room

Garden, Garage & Driveway

Garage

Window to rear, Up and over door, door.

Cross Keys Lettings Department

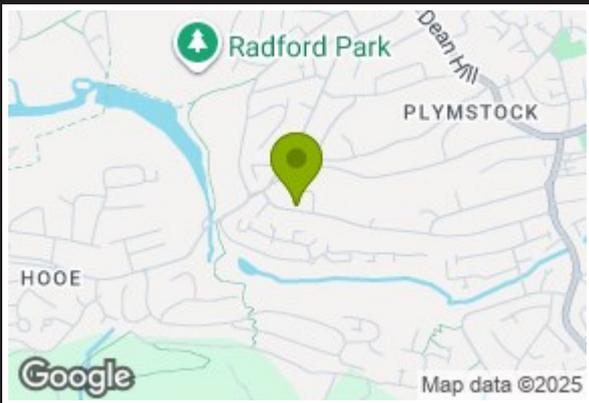
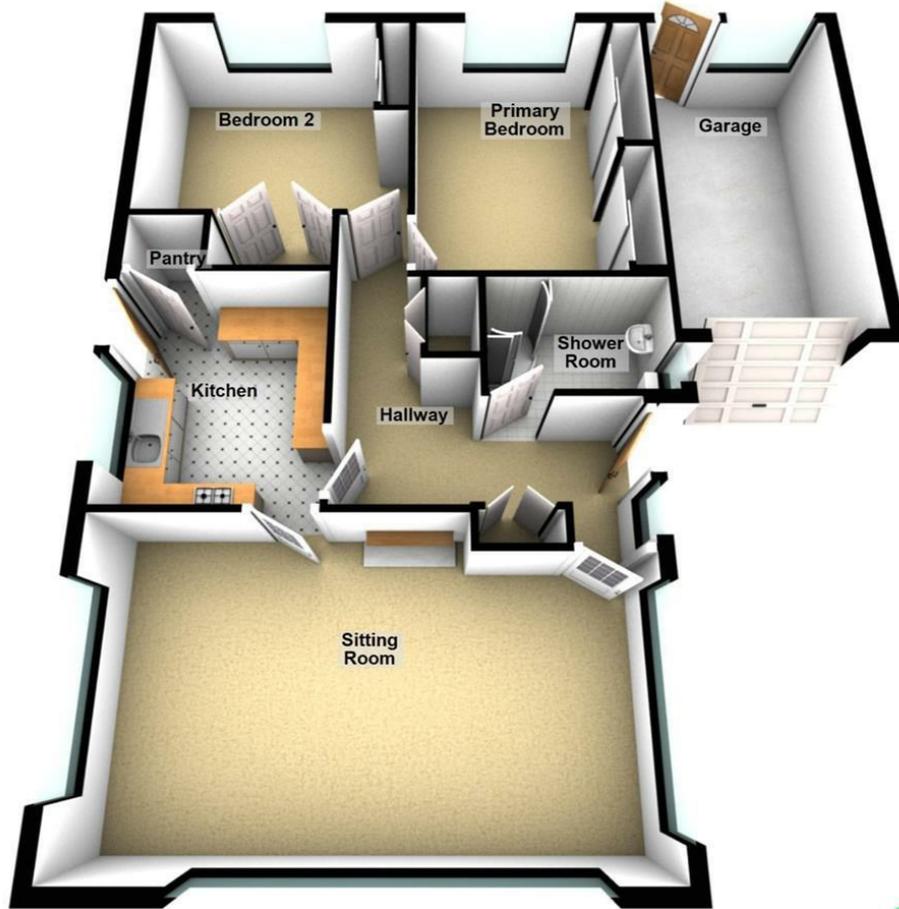
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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



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			
		70	78
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 D



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