



# Cross Keys Estates

Opening doors to your future



22 Hotham Place  
Plymouth, PL1 5NE  
£1,250 Per Calendar Month



  
**Cross Keys Estates**  
 Residential Sales & Lettings

22 Hotham Place, Plymouth, PL1 5NE

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Cross Keys Estates is pleased to present this beautifully extended mid-terrace Georgian home, now available for rent in the sought-after residential area of Millbridge. This charming property boasts a wealth of original features, seamlessly blended with modern living comforts, making it an ideal choice for families or professionals seeking a stylish and spacious home. Upon entering, you are welcomed by an inviting entrance vestibule that leads into a generous reception hallway. The heart of the home is the modern fitted kitchen, complete with a utility room, which flows effortlessly into both the sitting room and dining room, providing ample space for entertaining and family gatherings. The ground floor also features a convenient wet room, enhancing the practicality of the living space. The first floor comprises three well-proportioned double bedrooms, alongside a single bedroom, ensuring plenty of room for family or guests. A family bathroom completes this level, offering a tranquil space for relaxation.

- Beautiful Georgian Terrace House
- Four Ample Sized Bedrooms
- Early Viewing Highly Recommended
- Enclosed Rear Courtyard Garden
- Double Glazed, Central Heating
- Sought After Residential Location
- New Kitchen & Utility Room
- Wonderfully Converted Loft
- Close to All Local Amenities
- Rent £1250, Holding £288 Deposit £1442



  
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## 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. 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.

## Millbridge

Millbridge is a small neighbourhood of Plymouth, on the boundary of what used to be the towns of Plymouth and Devonport.

What was originally a self-standing village (which has now been subsumed within the city) lies to the north of the toll bridge, originally built by Sir Piers Edgcumbe in 1525, that crossed what used to be the Deadlake or Stonehouse Creek, to the west of Pennycomequick, the south of Stoke village and to the east of Stoke Church. It derives its name from the old toll bridge (adjacent to a naval saw mill) across the creek between Eldad Hill and Molesworth Road, at one time the principal link between Plymouth and Devonport. The creek to the east of the bridge was filled in with material from the quarries at Cattedown and Oreston during the late 1890s and the ground created became a municipal park, Victoria Park, which was officially opened in 1903. The remainder of the creek to the west of Millbridge, up to Stonehouse Bridge and Pool, was filled in and by 1972 the whole area had been developed as rugby pitches. These pitches are often used by Devonport High School for Boys and the Old Boys RFC

## More Property Information

Having recently undergone extensive refurbishment, this property is in excellent condition and ready for immediate occupation. Its prime location offers easy access to local schools, amenities, parks, and the city centre, making it a highly desirable place to live.

With a monthly rent of £1250.00, this home can be secured with a holding deposit of £288.00 and a full deposit of £1442.00. Do not miss the opportunity to make this stunning Georgian home your own.

## Entrance Vestibule

## Reception Hall

## Fitted Kitchen

13'8" x 9'10" (4.16m x 3.00m)

## Sitting Room

11'10" x 12'11" (3.61m x 3.93m)

## Dining Room

12'6" x 10'10" (3.81m x 3.30m)

## Utility

## Wet Room

## Landing

## Master Bedroom

12'1" x 17'0" (3.68m x 5.19m)

## Bedroom 2

16'3" x 15'3" (4.96m x 4.66m)

## Bedroom 3

12'6" x 10'10" (3.81m x 3.30m)

## Bedroom 4

6'1" x 9'10" (1.85m x 3.00m)

## Family Bathroom

## Rear Garden

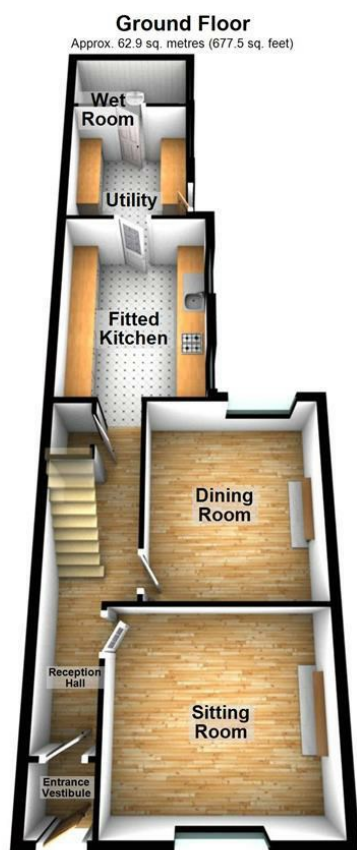
## Cross Keys Estates Sales Department

Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any of the team on 01752 500018

## Financial Services

Need clear and straightforward mortgage advice? Mortgage Monkeys can review your borrowing position, discuss the options available and help arrange a Decision in Principle—ask our team for an introduction.





Total area: approx. 139.2 sq. metres (1498.6 sq. feet)



| 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 |                         |           |
|                                             | 57                      | 83        |
| England & Wales                             |                         |           |
|                                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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