



Cross Keys Estates

Opening doors to your future



21 Eton Place
Plymouth, PL1 5DT
£1,300 Per Calendar Month



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Cross Keys Estates are delighted to bring to the market this 3 bedroom house, which is nestled in the heart of Plymouth, Eton Place presents a charming Edwardian mid-terrace house that beautifully combines period character with modern convenience. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or those seeking a comfortable home office.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the secure walled garden, which is designed for low maintenance and is laid to patio throughout. This outdoor space is ideal for enjoying the fresh air, hosting summer barbecues, or simply unwinding after a long day.

- Edwardian Style Mid Terrace
- Beautifully Presented Home
- Early Viewing Essential
- Private Walled Rear Garden
- Perfect For Working Professionals
- Popular Central Location
- Three Ample Bedrooms
- Available Immediately, Unfurnished
- PVCu DG & GCH
- Holding Deposit =£300



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.

City Centre

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More Property Information

Additionally, the garden provides access to handy storage sheds, offering practical solutions for your gardening tools or outdoor equipment.

Conveniently located, this home is just a short walk from a variety of transport links, making commuting and exploring the vibrant city centre a breeze. With its blend of historical charm and modern amenities, this property is available to rent immediately at a rent of £1300 per calendar month, with a deposit of £1500 and a holding deposit of £300, presenting an excellent opportunity for those looking to settle in a desirable area of Plymouth. Don't miss the chance to make this lovely house your new home.

Entrance Vestibule

Entrance Hall

Kitchen/Dining Room

14'4" x 16'4" (4.36m x 4.97m)

Sitting Room

16'9" x 12'7" (5.11m x 3.83m)

Landing

Bedroom 1

16'10" x 10'3" (5.12m x 3.12m)

Bedroom 2

14'4" x 10'6" (4.36m x 3.21m)

Bedroom 3

9'4" x 6'3" (2.84m x 1.91m)

Bathroom

Rear Garden

Cross Keys Estates Sales Department

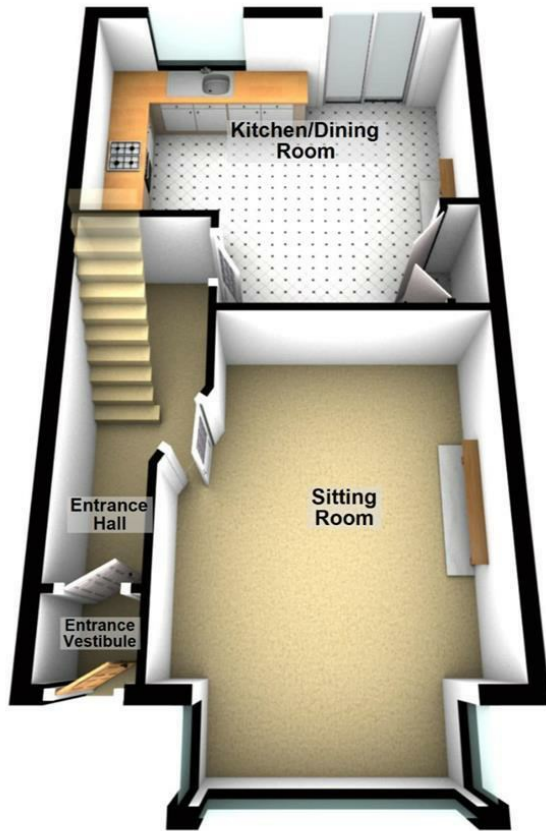
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

Financial Services

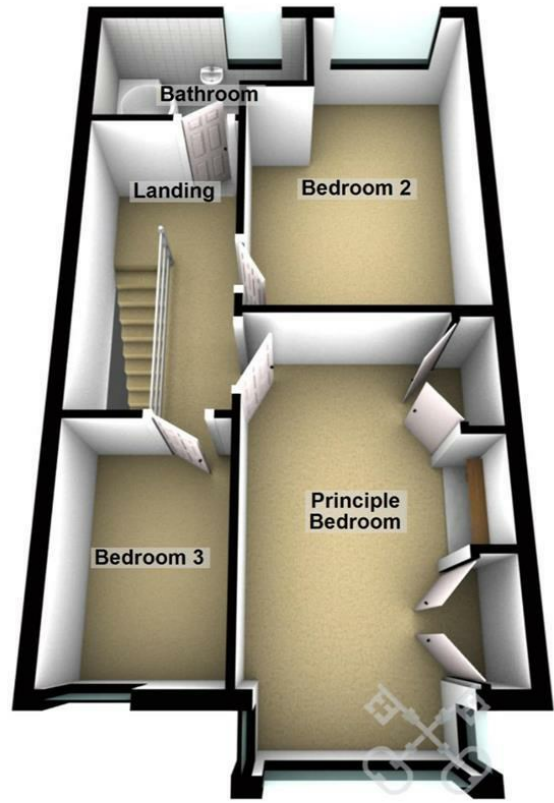
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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		
(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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