



Cross Keys Estates

Opening doors to your future



71 Butt Park Road
Plymouth, PL5 3NR
£925 Per Calendar Month



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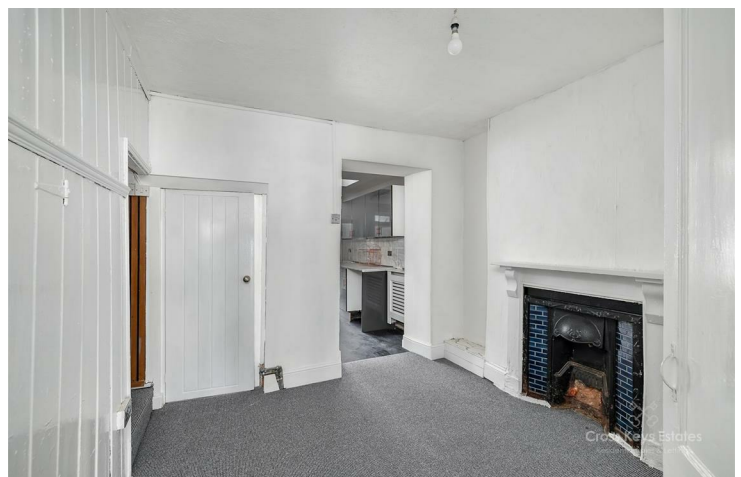
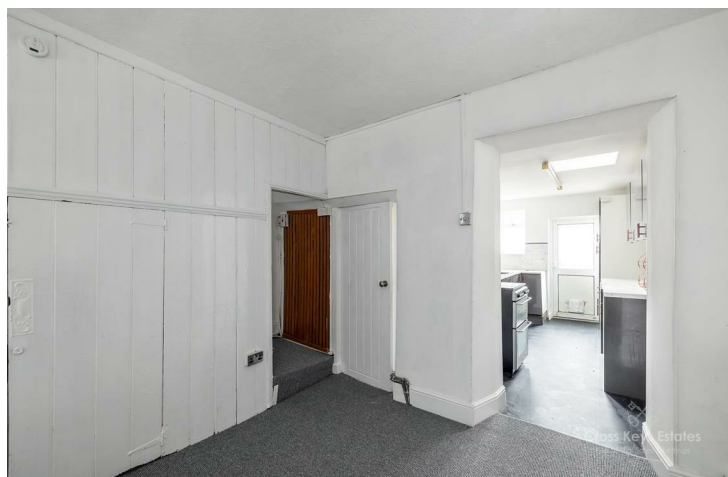
£925 Per Calendar Month

Cross Keys Estates is pleased to present this charming mid-terrace cottage-style house situated on Butt Park Road in the peaceful suburb of Honicknowle. This delightful property offers a traditional layout that is both functional and inviting, making it an ideal home for a young couple or a small family.

Upon entering, you are welcomed by a storm porch that leads into a spacious sitting room, perfect for relaxation and entertaining. Adjacent to this is a dining room that flows seamlessly into a galley-style fitted kitchen, providing a practical space for cooking and dining. The ground floor also features a well-appointed family bathroom, complete with a four-piece suite, ensuring convenience for all residents.

The first floor boasts two generous double bedrooms, each offering ample space and natural light, making them perfect for restful nights. The property benefits from uPVC double glazing

- Lovely Old Cottage Style House
- Front Porch, Large Sitting Room
- Ground Floor Family Bathroom
- Enclosed Rear Courtyard Garden
- Available For Immediate Occupation
- Quiet Suburban/Village Location
- Dining Room, Fitted Kitchen
- Two Generous Sized Bedrooms
- uPVC Double Glazed, Centrally Heated
- Rent £925, Holding £213, Deposit £1067



Cross Keys Estates

At Cross Keys Estates, we believe that exceptional property marketing and outstanding customer service go hand in hand. As an independent, award-winning estate agency, we combine innovative marketing, expert local knowledge and a genuinely personal approach to ensure every property receives the attention it deserves. From beautifully presented photography and compelling property descriptions to targeted digital marketing and proactive sales and lettings strategies, we work tirelessly to maximise exposure, attract the right buyers and tenants, and achieve the best possible results for our clients. Our commitment to service doesn't stop once your property is on the market — we keep you informed, work proactively on your behalf and remain focused on delivering results. And, most importantly, 98% of our customers recommend Cross Keys Estates to their friends and family — a powerful reflection of the trust, service and results we strive to deliver every day. It is this combination of superior marketing, exceptional customer service and proven results that has helped make Cross Keys Estates Plymouth's leading independent estate agent.

Plymouth

Plymouth is a city where the best of Devon living comes together, offering an enviable blend of coastline, countryside, history and vibrant city life. Set between the River Tamar and the beautiful waters of Plymouth Sound, life here naturally revolves around the water, with opportunities for sailing, paddleboarding, kayaking, fishing and enjoying leisurely walks along the waterfront. The city's extensive coastline provides beautiful places to explore, from peaceful waterside walks and sandy beaches to dramatic coastal scenery, while Dartmoor and the wider Devon countryside are within easy reach for those who enjoy walking, cycling and the great outdoors.

There is also a wonderfully varied social and cultural side to Plymouth, with independent cafés, restaurants, bars and pubs, alongside theatres, galleries, live music, sporting events and a year-round programme of activities. The historic Barbican provides a particularly vibrant setting for enjoying a meal or drink beside the water, while Royal William Yard offers an impressive waterfront destination for dining, relaxing and meeting friends. For families, there are excellent opportunities to enjoy parks, beaches, leisure facilities and attractions, while professionals benefit from the city's growing business community and excellent connections across Devon, Cornwall and beyond.

From enjoying a morning coffee overlooking the Sound and an evening stroll along the Hoe, to weekends exploring the coast or escaping into the countryside, Plymouth offers a lifestyle that combines the energy and convenience of city living with the freedom and relaxation of living by the sea. It is this unique combination of location, lifestyle, community and natural beauty that makes Plymouth such an appealing place to call home.

Honicknowle

Honicknowle is an area found to the north-west of Plymouth City Centre and just north of the A38 dual carriageway, therefore providing a peaceful 'suburb' location which still provides easy access into Plymouth City Centre and other areas across the city and further beyond via the numerous bus routes which operate nearby and the A38 being just a 5 minute drive away. The property we are offering for sale is a nicely positioned peaceful street found just off Honicknowle Green where the majority of local shops can be found, with further amenities being just a short walk away in the Transit Way Commercial Centre including a Lidl and a Tesco supermarket. There is a local primary school known as Shakespeare Primary School and secondary school known as All saints Plymouth which both boast Good Ofsted Reports.

More Property Information

One of the standout features of this home is the lovely enclosed rear courtyard garden, providing a private outdoor space for enjoying the fresh air or hosting gatherings with friends and family.

Available for immediate occupation, this property is offered at a rental price of £925 per month, with a holding deposit of £213 and a full deposit of £1067 required. This charming house in Honicknowle is a wonderful opportunity for those seeking a comfortable and inviting home in a quiet residential area.

Porch

Sitting Room

10'8" x 13'3" (3.26m x 4.04m)

Dining Room

9'11" x 13'3" (3.02m x 4.04m)

Kitchen

12'10" x 7'9" (3.90m x 2.35m)

Bathroom

Landing

Primary Bedroom

9'7" x 13'3" (2.91m x 4.04m)

Bedroom 2

9'9" x 10'1" (2.98m x 3.07m)

Enclosed Rear Courtyard

Cross Keys Estates Sales Department

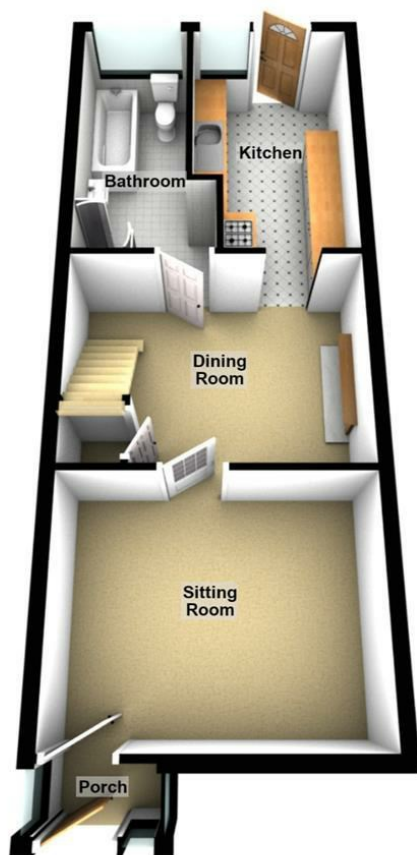
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

Financial Services

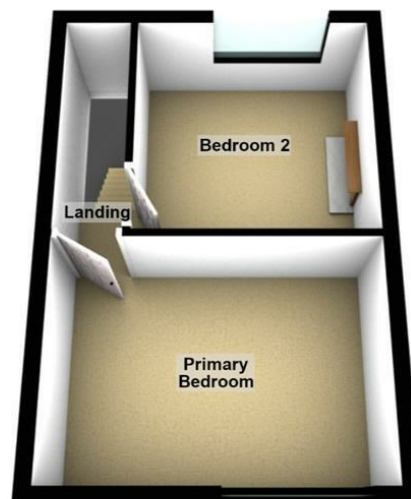
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



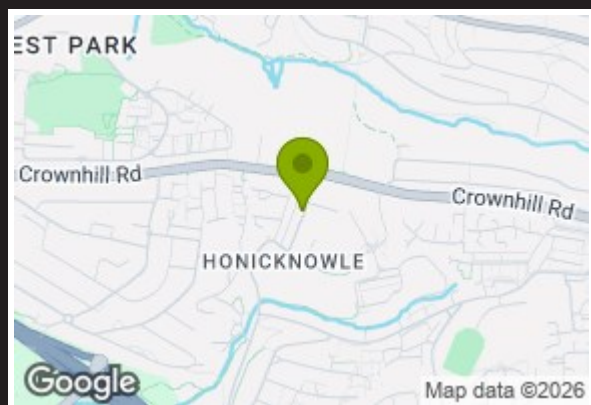
Ground Floor



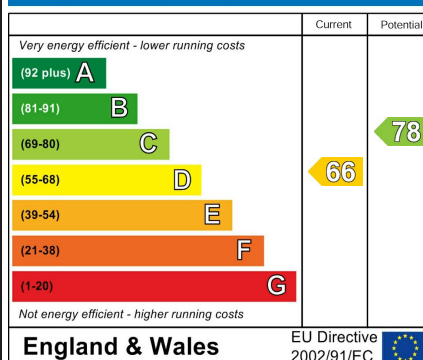
First Floor



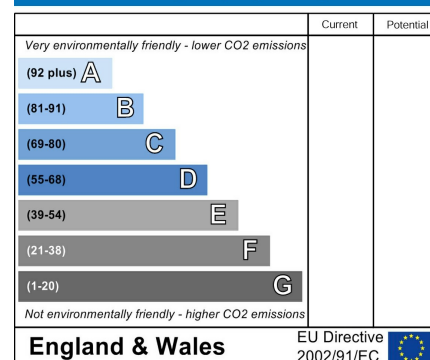
Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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 A



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