



Cross Keys Estates

Opening doors to your future



14 Kingswood Park Avenue
Plymouth, PL3 4NQ
£1,250 Per Calendar Month



Cross Keys Estates
Residential Sales & Lettings

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Cross Keys Estates is delighted to present this exquisite Edwardian style mid-terrace home available for let on Kingswood Park Avenue in the highly desirable area of Peverell. This beautifully maintained property is ideal for working professionals or families seeking a spacious residence brimming with period charm. Upon entering, you are welcomed by an ornate tiled entrance vestibule that leads into a generous reception hallway. The ground floor features two elegant reception rooms, including a sitting room and a dining room, which are connected by sliding doors, creating a versatile space perfect for entertaining. The fitted kitchen completes the ground floor, offering practicality and style. As you ascend the staircase, you will find three well-proportioned bedrooms, each providing ample space for relaxation and rest. The modern bathroom, accompanied by a separate WC, ensures convenience for all residents.

- Edwardian Mid Terrace House
- Immaculately Presented Home
- Property Available Unfurnished
- Perfectly Located Family Home
- Available From End Of February!
- Hugely Sought After Location
- Three Ample Sized Bedrooms
- Close Proximity To Central Park
- Enclosed Private Rear Courtyard
- Rent £1250, Deposit £1442, Holding £288



Cross Keys Estates

As one of Plymouths' 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.

Peverell

Peverell lies in central Plymouth and includes the city's largest green recreational area – Central Park. It was originally part of the manor of Weston Peverell, and is named in the Domesday Book. The area includes schools and several churches and borders Central Park, often thought of as "the green lung" of Plymouth. The terms on which the land was sold for development at the turn of the 20th century stipulated that no pubs should be built on the land, as the seller was a strict abstainer, this has resulted in the district having a residential atmosphere with very few problems. Peverell is a highly-popular and established residential area situated some two miles from the city centre and Plymouth University, it is also an excellent area in which to enjoy 'city life'. The area consists mostly of Victorian and Edwardian terraced houses, and is seen by residents and estate agents as a safe, solid and central area with a good-quality housing stock and few social problems. Local residents are fortunate to have Central Park on their doorstep for recreation; Central Park itself has the impressive Life Centre, with its internationally-renowned and Olympic-sized swimming pool. There are many sports fields within Central Park, as well as Plymouth Argyle Football Club's Home Park stadium and the 'Goals' football centre. Peverell has clusters of shops at both ends of its main thoroughfare, Peverell Park Road. They include a lively mix of independent traders and smaller supermarkets. The eastern side borders Mutley Plain, which has a good selection of shops and services. There are two GP surgeries in Peverell and several more within easy reach; there are several dental surgeries within two miles. Local places of worship include Hope Baptist Church, St Edwards RC Church and Peverell Park Methodist Church. Peverell is a charming area in which to live, with many tree-lined avenues and easy access to a fabulous array of local facilities. Hyde Park is a delightful parade of useful and 'chic' outlets, including a jewellers, an interior designers, a gallery, a local butcher and a hairdressers. The nearest pubs to Peverell include The Britannia Inn, The Cherry Tree Pub and The Hyde Park, which all serve good food. There are several oriental and Indian takeaways, plus a greater selection on nearby Mutley Plain. There are three particularly popular primary schools nearby: Montpelier, Hyde Park and Manadon Vale. The independent school, Plymouth College, is situated just off Hyde Park and all three grammar schools – Devonport High School for Boys, Plymouth High School for Girls and Devonport High School for Girls – are within a three-mile radius. The main routes out of the city are Tavistock Road and Outland Road, both linking with the A38 Devon Expressway at the Manadon interchange.

More Property Information

Outside, the property boasts a good-sized enclosed rear courtyard garden, perfect for enjoying the outdoors, along with a small decorative front garden area that adds to the home's curb appeal.

Kingswood Park Avenue is conveniently located just a short stroll from the prestigious Central Park, as well as a variety of excellent amenities, transport links, and reputable schools. This property is available for rent at £1,250.00 per calendar month, with a deposit of £1,442.00. A holding deposit of £288.00 can be reserved to secure this charming home.

This is a wonderful opportunity to reside in a property that combines classic elegance with modern living in a sought-after location. Do not miss your chance to make this delightful house your new home.

Entrance Vestibule

Entrance Hall

Sitting Room

15'6" x 12'9" (4.73m x 3.89m)

Dining Room

13'3" x 10'7" (4.03m x 3.23m)

Kitchen

9'3" x 9'2" (2.83m x 2.79m)

Landing

Bedroom 1

15'4" x 10'9" (4.67m x 3.27m)

Bedroom 2

12'9" x 10'5" (3.88m x 3.17m)

Bedroom 3

11'11" x 6'2" (3.62m x 1.87m)

Bathroom

WC

Front & Rear Garden

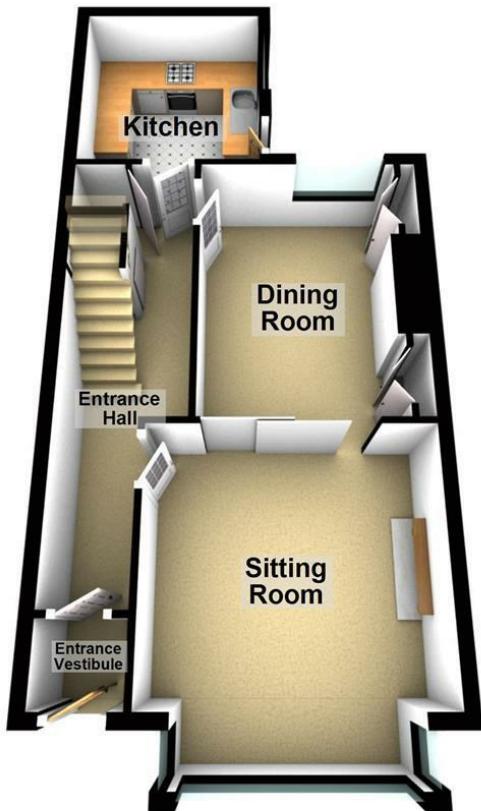
Cross Keys Estates Sales Department

Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buying 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

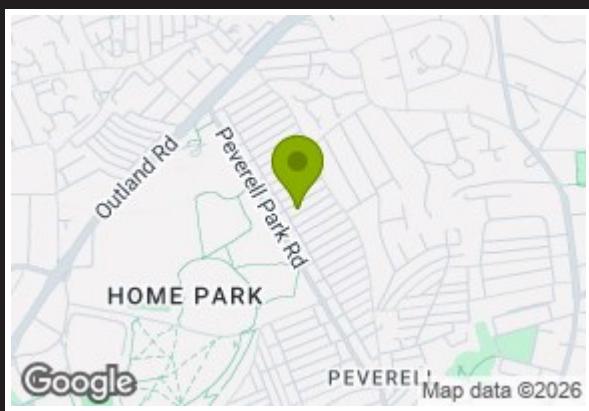
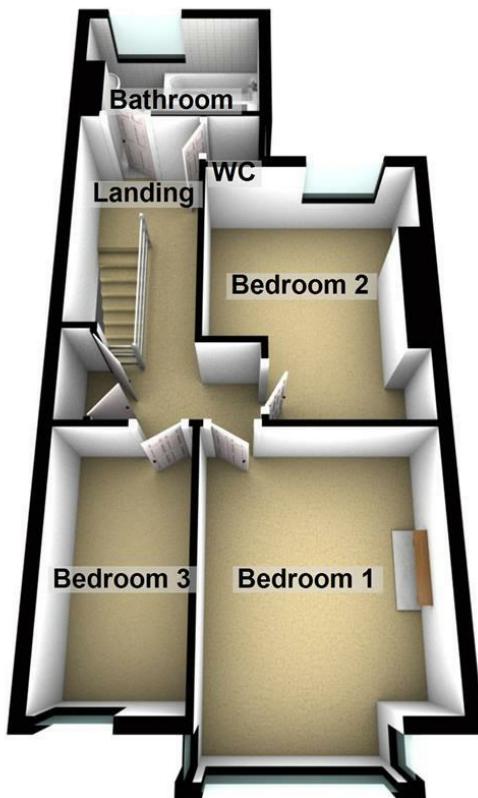
Financial Services



Ground Floor



First 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		
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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