

Cross Keys Estates

Opening doors to your future



78 Fort Austin Avenue
Plymouth, PL6 5JW
£1,325 Per Calendar Month



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Cross Keys Estates is delighted to present this recently refurbished semi-detached house located on Fort Austin Avenue in the highly sought-after area of Crownhill. This charming property is conveniently situated close to the amenities of Crownhill Village, making it an ideal choice for families and professionals alike. Upon entering, you are welcomed by an entrance porch that leads into a spacious reception hallway. The heart of the home is the open-plan kitchen and dining room, which has been newly installed to provide a modern and functional space for cooking and entertaining. This area flows seamlessly into a light and airy sitting room at the front of the house, perfect for relaxation. The first floor comprises three well-proportioned bedrooms, including two generous double bedrooms and a third single bedroom, ideal for children or as a study. The contemporary family bathroom has been newly fitted, offering a stylish and comfortable space for daily routines.

- Spacious Semi Detached Property
- Open Plan Kitchen / Dining Room
- Two Double Bedrooms, One Single
- New Contemporary Fitted Kitchen
- Enclosed Rear Garden, Garage, Drive
- Recently Redecorated Throughout
- Light And Airy Sitting Room
- Modern Fitted Family Bathroom
- uPVC Double Glazed, Central Heating
- Rent £1325, Holding £305, Deposit £1528



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-southwest 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 Southwest, 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.

Crownhill

Location is a huge bonus for this wonderful property, being just a few minutes' walk from a plethora of local amenities in Crownhill Village including local convenience stores, take-away restaurants, launderette and The Tamar public house. Many regular local bus services operate close to the property along Crownhill Road and Tavistock Road giving access into Plymouth City Centre, Derriford Hospital and many other locations across the city. Crownhill is a highly regarded area found just north of the A38 dual carriageway which runs through Plymouth and allows easy access to Exeter and further to the North and into Cornwall via the Tamar Bridge. The property is also within the catchment areas for a good primary and secondary school, with Widey Court Primary School and Sir John Hunt Community Sports College.

More Property Information

This property boasts several desirable features, including double glazing and gas central heating, ensuring warmth and comfort throughout the year. Parking is a breeze with space for up to three vehicles, including a driveway for two and a single garage. The rear garden is a delightful family-friendly space, complete with patio and lawned areas, perfect for outdoor activities and gatherings. New turf will be laid as soon as the weather permits, enhancing the garden's appeal. Available for rent at £1,325.00 per calendar month, this property can be held with a deposit of £305.00 and a full deposit of £1,528.00 With immediate availability, this home is ready for you to move in and enjoy. Don't miss the opportunity to make this lovely house your new home.

Entrance Porch

Reception Hallway

Sitting Room

11'8" x 13'0" (3.55m x 3.96m)

Kitchen / Dining Room

10'11" x 19'4" (3.32m x 5.89m)

Landing

Primary Bedroom

11'9" x 12'1" (3.59m x 3.68m)

Bedroom 2

10'9" x 12'1" (3.27m x 3.68m)

Bedroom 3

7'7" x 6'11" (2.30m x 2.11m)

Family Bathroom

Garden, Garage & Driveway

Cross Keys Estates Sales Department

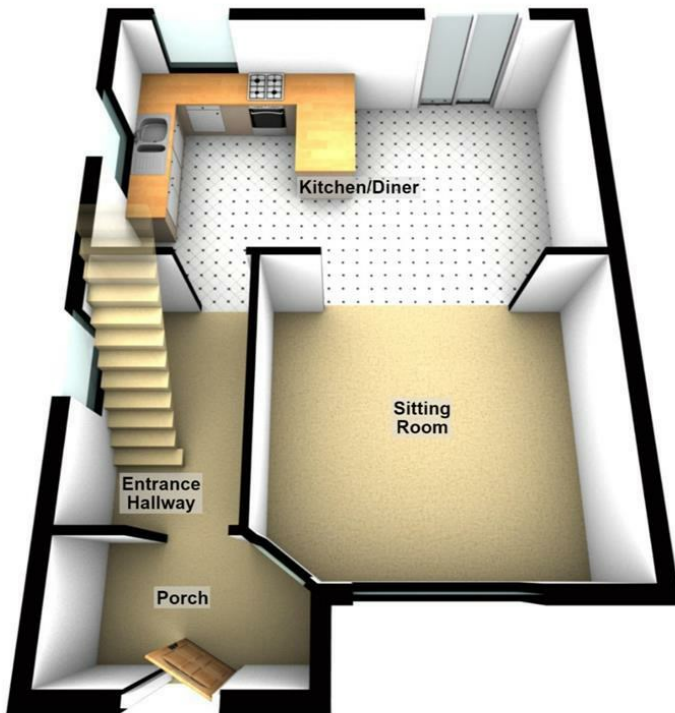
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

Financial Services

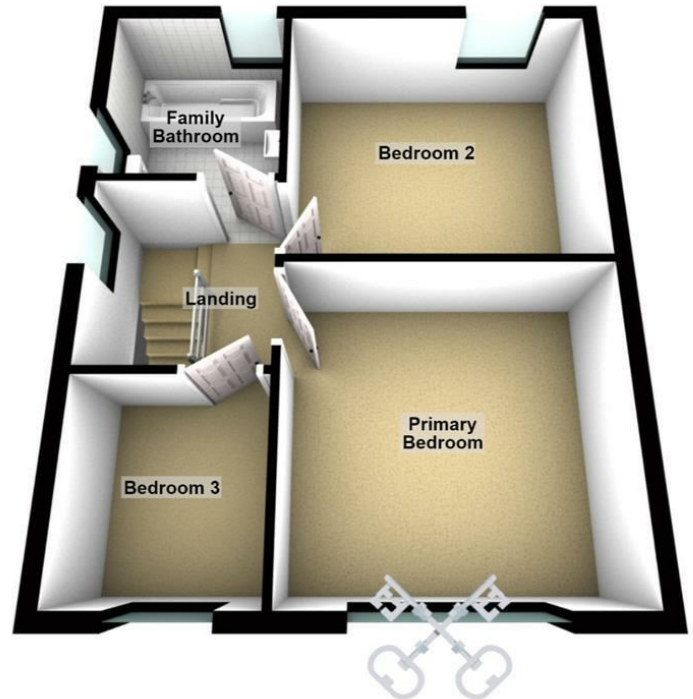
We work with Mortgage Monkeys, who provide friendly, straightforward mortgage advice, explain the options available and help buyers arrange a Decision in Principle—ask our team to put you in touch.



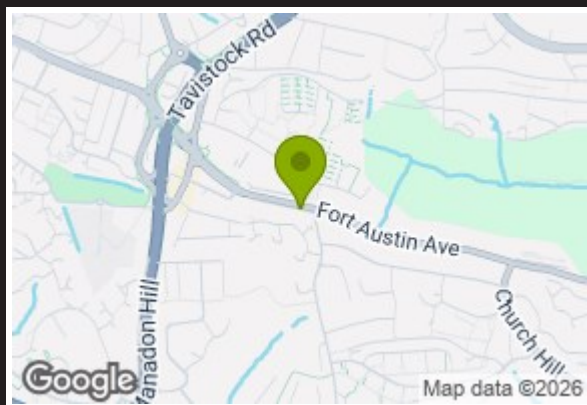
Ground Floor



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		
	69	84
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 C



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