



# Cross Keys Estates

Opening doors to your future



Cross Keys Estate  
Residential Sales & Lettings



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19 Arun Close  
Plymouth, PL3 6JR  
£1,150 Per Calendar Month





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Cross Keys are pleased to bring to the market this end-terraced house, which offers a delightful blend of modern living and unique character. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen, which features contemporary fixtures and integrated appliances, making cooking a pleasure. The bathroom has also been tastefully updated, ensuring a stylish and functional space for daily routines.

- End-Terraced Split Level House
- Stunning Estuary Views
- Bright & Deceptively Spacious
- Enclosed Rear Garden
- uPVC DG, Gas Central Heating
- Available Immediately Unfurnished
- Three Good Sized Bedrooms
- Modern Kitchen, Bathroom & Sep WC
- Internal Viewing Advised
- Deposit = £1326.00, Holding Deposit = £265



## Cross Keys Estates

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.

## Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north.

Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project.

Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year.

In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating.

Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

## Laira

The property benefits from a highly convenient position within the area known as Laira. This ever popular locally with first time buyers and buy to let investors thanks to its abundance of nicely proportioned yet affordable properties. This property specifically can be found just around the corner from numerous local amenities found along Torridge Way, with further amenities available in nearby Higher Compton and Mutley Plain. Numerous popular local schools are also within close proximity to the property. Regular bus routes operate along Pike Road itself providing direct access into Plymouth City Centre and other areas across the city.

## More Property Information

One of the standout features of this home is the breathtaking far-reaching views over the River Plym Estuary, which can be enjoyed from the rear of the property. This picturesque backdrop adds a touch of tranquillity to everyday life. Externally, the property boasts a lovely enclosed rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a useful storage shed, providing ample space for gardening tools or other essentials.

This quirky end-terraced house is a rare find in a sought-after location, combining modern amenities with stunning views and a charming garden. It presents an excellent opportunity for those looking to make a home in Efford. The property benefits from uPVC double glazing and gas central heating, providing comfort and energy efficiency throughout the year. With a rental price of £1,150.00, a full deposit of £1,326.00, and a holding deposit of £265.00, this property represents an excellent opportunity for those seeking a family home in a desirable location.

## Sitting Room

12'10" x 10'11" (3.92m x 3.33m)

## Kitchen

9'11" x 8'9" (3.03m x 2.66m)

## Bedroom 1

12'1" x 9'3" (3.69m x 2.83m)

## Bedroom 2

12'10" x 9'0" (3.92m x 2.74m)

## Bedroom 3

9'11" x 8'2" (3.03m x 2.49m)

## Bathroom

## 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

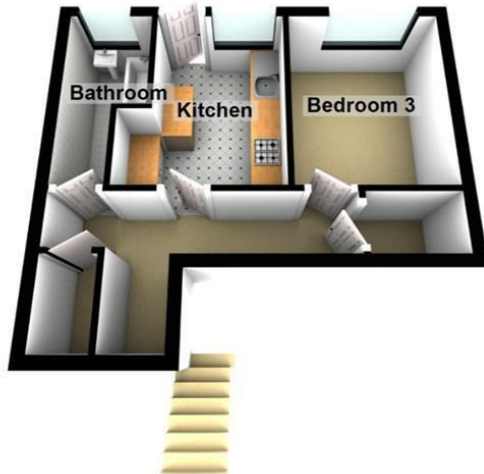
## Financial Services

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](mailto:sarah.millman@pn-fs.co.uk)

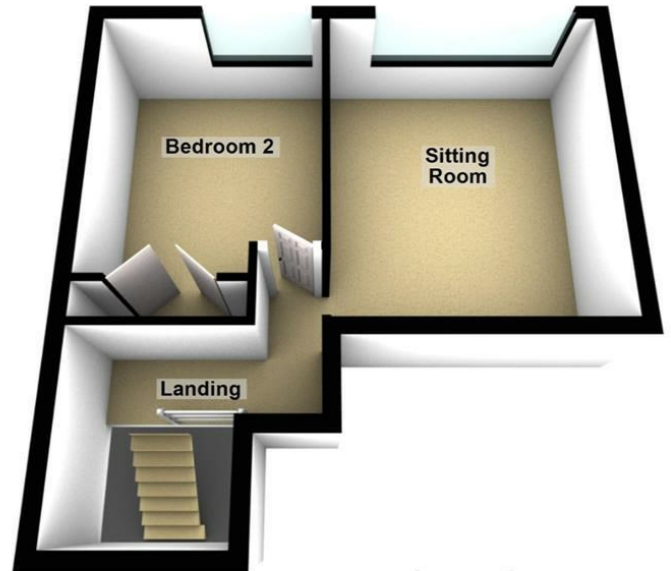




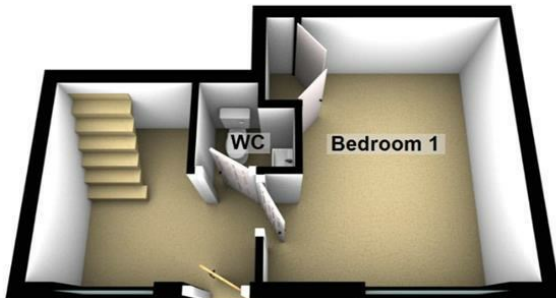
Lower Ground Floor



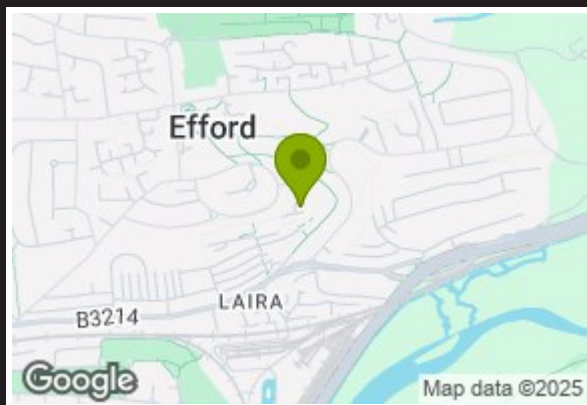
First Floor




Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>62</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>	<b>57</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 A**



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Lettings, Cross Keys House 51-53 Devonport Road,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500099 | [lettings@crosskeysestates.net](mailto:lettings@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)