



# Cross Keys Estates

## Opening doors to your future



59 Eco Way  
Plymouth, PL6 7FP  
£1,250 Per Calendar Month



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Cross Keys Estates are pleased to present another rental property nestled in the charming eco-friendly village of Roborough. Eco Way presents a contemporary end terrace townhouse that perfectly balances modern living with environmental consciousness. This impressive three-storey property boasts an "A100" rated Energy Performance Rating, ensuring energy efficiency and lower utility bills. The home features four spacious bedrooms, providing ample space for families or those seeking extra room for guests or a home office. With two well-appointed bathrooms, morning routines will be a breeze, and the ground floor toilet adds convenience for both residents and visitors alike. The open-plan kitchen and living room create a welcoming atmosphere, ideal for entertaining or enjoying quiet evenings at home.

- Modern End Terrace Town House
- Four Bedrooms, Two Bathrooms
- Ground Floor Toilet, Double Glazing
- Generous Sized Enclosed Rear Garden
- Only A few Minutes From The Moors

- All Mod Cons & "A100" Rated EPC
- Open Planned Living Rm & Kitchen
- Very Accessible Location For Plymouth
- Small Front Garden With Bin Area
- Rent=£1250, Holding=£288, Deposit=£1442



## 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.

## Roborough

Roborough is a village in the South Hams of Devon, England. Former home of Plymouth City Airport, Roborough lies just outside the northern boundary of the city of Plymouth on the main road to Tavistock, and is a popular dormitory village. The Lopes family, descendants of Jamaican-born Tory Member of Parliament and Baronet of Sephardic-Jewish Portuguese origin Sir Manasseh Masseh Lopes, 1st Baronet, lived in Roborough and acquired the title Baron Roborough in the twentieth century, after moving from nearby Maristow House on the River Tavy and before relocating to Gnatton, a smaller mansion on the coast near Noss Mayo. The very old village pub, which stands on the main street (long since bypassed by a modern dual carriageway) is called the Lopes Arms. One important son of Roborough is shoemaker and early trade unionist George Odger. After travelling to London in search of work, George became the first trades-unionist to stand for Parliament, the leader of the London Trades Council and the president of the First International Workingmen's Association, an historically important organisation of socialist, communist, anarchist and working-class activists in which Karl Marx played a prominent role.

## More Property Information

Step outside to discover an enclosed rear garden, designed with child-friendly features, making it a safe haven for children to play and explore. Additionally, the property offers two allocated off-road parking spaces, ensuring that parking is never a concern.

Available for rent at £1,250 per calendar month, this property requires a holding deposit of £288 and a full deposit of £1,442. With its prime location between Plymouth and Dartmoor, this townhouse is not only a beautiful home but also a gateway to the stunning natural landscapes of the region. This is an exceptional opportunity for those looking to embrace a sustainable lifestyle in a modern, comfortable setting.

## Hallway

### Kitchen

14'6" x 7'2" (4.41m x 2.18m)

### Living Room

11'5" x 14'2" (3.49m x 4.33m)

### Toilet

### Landing

### Bedroom 2

9'11" x 14'2" (3.01m x 4.33m)

### Bedroom 3

9'9" x 7'1" (2.98m x 2.16m)

### Bedroom 4

6'4" x 6'9" (1.92m x 2.07m)

### Family Bathroom

### Landing

### Primary Bedroom

12'5" x 14'2" (3.78m x 4.33m)

### Shower Room

### Loft Room

8'3" x 14'2" (2.52m x 4.33m)

### Gardens & Parking

## Cross Keys Estates Sales Department

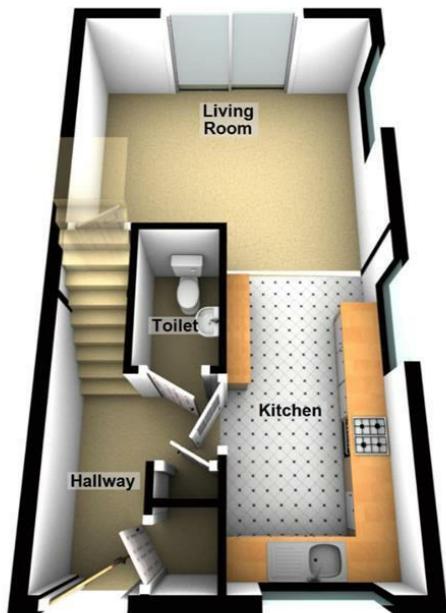
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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



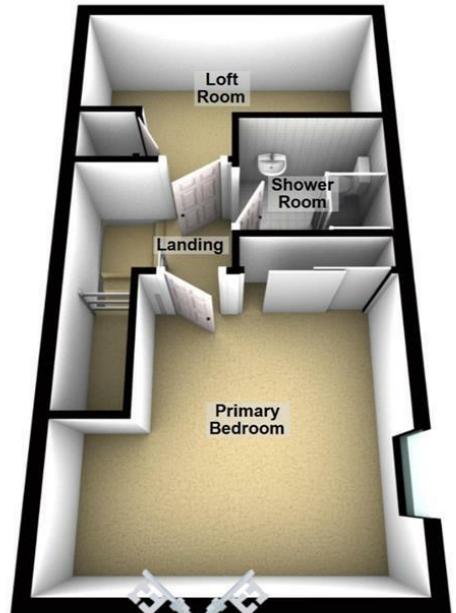
Ground Floor



First Floor



Second Floor



# Cross Keys Estates

Residential Sales & Lettings



Energy Efficiency Rating	
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	
Current	Potential
100	100
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
Current	Potential
EU Directive 2002/91/EC	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



Cross Keys Estates  
Opening doors to your future

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