

Cross Keys Estates

Opening doors to your future



29 St. Aubyn Avenue
Plymouth, PL2 1LL
£1,100 Per Calendar Month



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Cross Keys Estates are delighted to offer for rent this splendid Victorian terraced house has been fully refurbished to an exceptional standard, offering a perfect blend of modern comfort and classic elegance. Nestled on the charming St. Aubyn Avenue in Keyham and immaculately presented, this property is available for immediate occupancy, making it an ideal choice for those seeking a new home without delay. Upon entering, you are welcomed into a spacious sitting room that exudes warmth and character. The dining room seamlessly flows into a fabulous fitted kitchen, creating an inviting space for both entertaining and everyday living. The kitchen is designed with functionality in mind, ensuring that culinary enthusiasts will feel right at home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The first-floor shower room is stylishly appointed, catering to the needs of modern living. With double glazing throughout and gas central heating, comfort is assured all year round.

- Immaculate Victorian Terrace House
- Fully Refurbished Throughout
- Dining Room With Open Plan Kitchen
- Newly Installed First Floor Shower Rm
- Rent £1100 Holding £253 Deposit £1269
- Available Immediately, No Sharers
- Sitting Room, Gas Centrally Heated
- Two Generous Sized Double bedrooms
- Enclosed Westerly Facing Courtyard
- Early Viewing Recommended, EPC=C72



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-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.

Keyham

Keyham is close to the Dockyard making this property ideal for Dockyard workers and is a Victorian/Edwardian built area. It was built to provide dense affordable housing just outside the wall of HM Dockyard Devonport for the thousands of civilian workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged mid-century by Keyham Steam Yard - Keyham at that period was a suburb of Devonport itself. Keyham Steam Yard was one of the locations for the first trials of the Fairbairn patent crane. The Roman Catholic Church of Our Most Holy Redeemer was built in 1901 but was destroyed by fire following a bombing raid in 1941 and it was rebuilt in 1954. Parts of the southern end are now subject to massive redevelopment using a regeneration package. It has a railway station. Drake Primary School and Keyham Barton Primary Schools, educate 4 - 11-year-olds, with most secondary school children, attending Stoke Community College, Devonport High School for Boys or Marine Academy Plymouth (in King's Tamerton). College students, may attend Goschen Centre, or the Kings Road Centre.

More Property Information

Step outside to discover an enclosed westerly facing rear courtyard garden, perfect for enjoying the afternoon sun or hosting gatherings with friends and family. The location is particularly advantageous, as it is close to a variety of local amenities and a selection of highly rated schools, making it an excellent choice for families and professionals alike.

With a monthly rent of £1,100 holding deposit of £253 and a full deposit of £1,269, this property represents a fantastic opportunity to secure a beautifully refurbished home in a desirable area. Do not miss the chance to make this stunning house your new residence.

Entrance Vestibule

Hallway

Sitting Room

14'2" x 11'1" (4.31m x 3.39m)

Dining Room

11'6" x 8'11" (3.50m x 2.72m)

Fitted Kitchen

7'9" x 14'7" (2.37m x 4.44m)

Landing

Primary Bedroom

12'0" x 14'7" (3.66m x 4.44m)

Bedroom 2

16'10" x 8'8" (5.13m x 2.64m)

Shower Room

Enclosed Courtyard Garden

Cross Keys Estates Sales Department

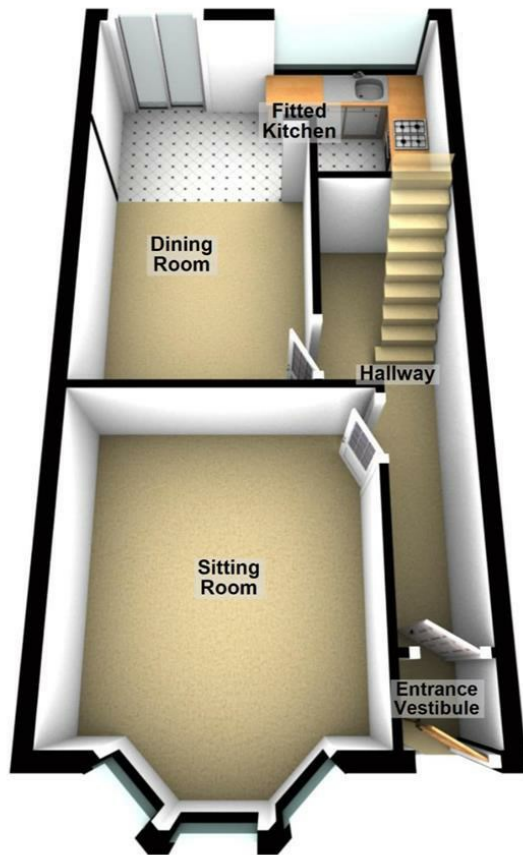
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

Financial Services

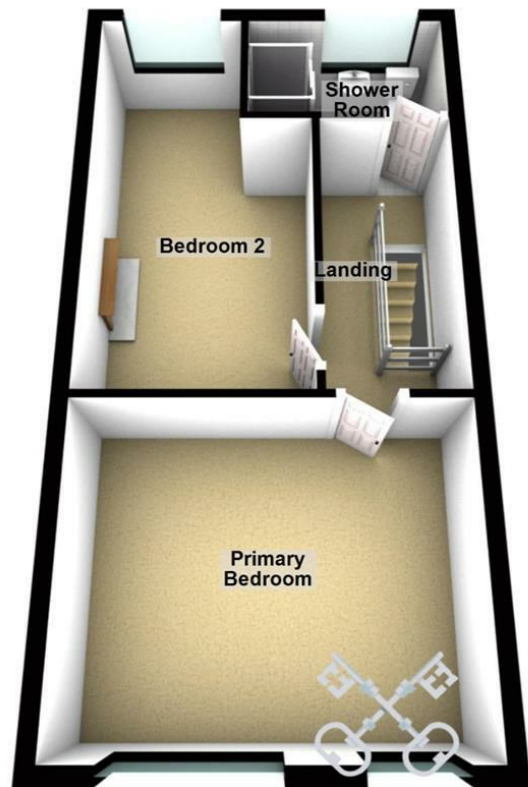
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk



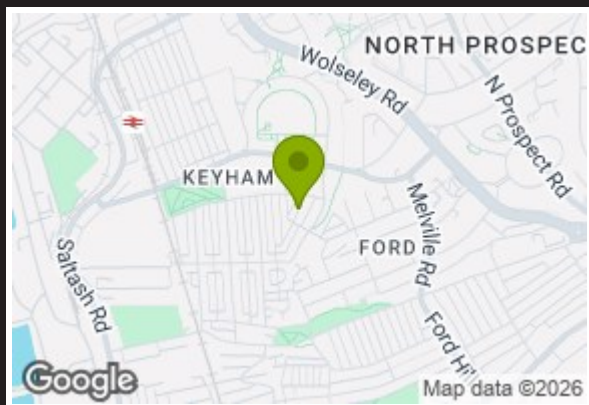
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	72	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 A

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