

# Cross Keys Estates

Opening doors to your future



49 Lorrimore Avenue  
Plymouth, PL2 1HZ  
£1,150 Per Calendar Month



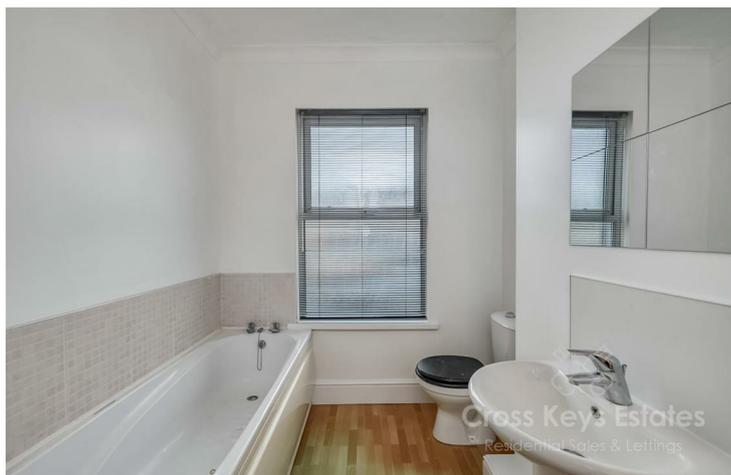
49 Lorrimore Avenue, Plymouth, PL2 1HZ

£1,150 Per Calendar Month

Cross Keys Estates are pleased to bring to the market this immaculate mid-terraced house which offers a delightful blend of period character and contemporary elegance. Built circa 1900, the property has been thoughtfully modernised while retaining its original charm, making it a perfect home for those who appreciate both history and modern living.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining. The modern fitted kitchen is a standout feature, complete with underfloor heating, ensuring a warm and inviting atmosphere. The property boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The bathroom is tastefully designed, catering to all your needs.

- Victorian Mid Terrace House
- Spacious Lounge With Bay Window
- Stand Alone Bath & Shower Cubicle
- Private Rear Garden, Service Road Access
- Available Immediately, EPC D
- Open Plan Kitchen & Dining Room
- Two Ample Sized Double Bedrooms
- Convenient Utility Room & WC
- Unrestricted On Street Parking
- Rent £1,150, Deposit £1,326, Holding £265



## 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

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).

## Stoke

Stoke is not far to the refurbished Royal William Yard for the River Cottage Canteen, or to the Barbican for Prete's ice-cream parlor or the Plymouth Arts Centre. Stoke Damerel conservation area has beautiful, affordable white stucco villas around Wingfield Road, The Elms, Collingwood Road and the like; the wider area also sports lovely, early-Victorian cottages interspersed with keenly priced terraces, such as Millbridge around Wilton Street, first built to house dockers. Generally smaller and more affordable homes towards Devonport dockyard. Stoke is right by the new Plymouth Life Centre, which has the largest aquatic facilities of its kind in southern England (outside of the Olympic Village) and is home to the newest wheelchair rugby team in the UK, the West Country Hawks."

## More Property Information

With UPVC double glazing throughout, the home benefits from excellent insulation and energy efficiency, while the gas central heating ensures warmth during the colder months.

Available for immediate rental at £1,150 per month, this property also requires a deposit of £1,326 and a holding deposit of £265. This is a wonderful opportunity to secure a lovely home in a desirable location, combining the best of both traditional and modern living. Don't miss out on the chance to make this charming property your own.

## Hallway

Stairs, door to:

## Sitting Room

12'8" max x 9'9" (3.87 max x 2.97)

## Kitchen/Diner

21'5" x 13'0" (6.52m x 3.96m)

Window to side, door to:

## WC

Door to:

## Utility

7'8" x 6'7" (2.34m x 2.00m)

Window to rear, door.

## Landing

## Primary Bedroom

11'0" x 13'0" (3.36m x 3.96m)

Window to front, door to:

## Bedroom 2

11'1" x 9'7" (3.37m x 2.92m)

Window to rear, door to:

## Bathroom

## Garden

## Cross Keys Estates Sales Department

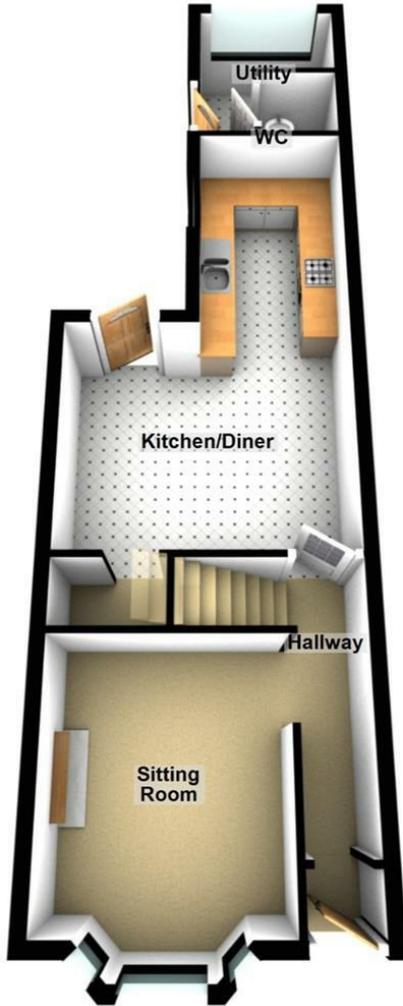
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

## Financial Services

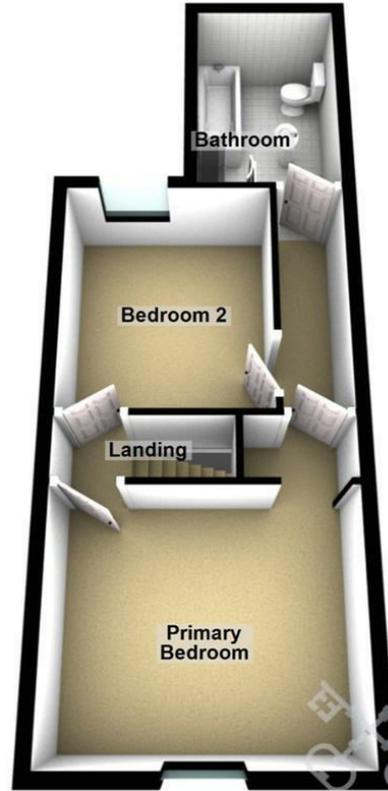
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment 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



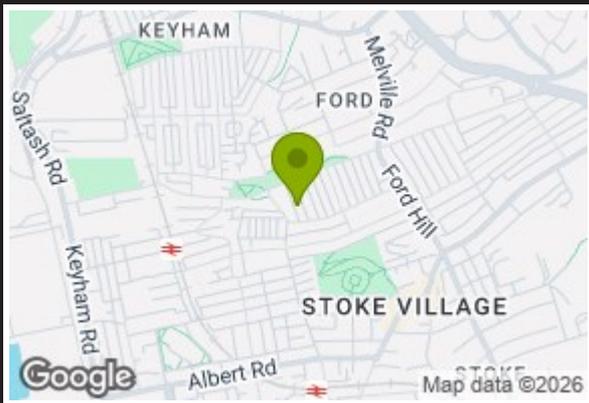
### Ground Floor



### First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	78
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) 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			
		24	40
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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