



Cross Keys Estates

Opening doors to your future



1 Beyrout Cottages
Plymouth, PL1 4QZ
£1,200 Per Calendar Month



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Cross Keys Estates is delighted to present this beautifully modernised three-bedroom semi-detached cottage, now available for rent in the sought-after conservation area of Stoke. This charming property is perfect for families or professional couples seeking a comfortable and stylish home. Upon entering, you will find an inviting reception area that leads to an extended living space, comprising a separate sitting room and a dining room, ideal for entertaining or relaxing with loved ones. The fully fitted kitchen is well-equipped, making meal preparation a pleasure. On the ground floor, you will also discover a well-appointed three-piece family bathroom, ensuring convenience for all residents. As you ascend to the first floor, you will be greeted by two spacious double bedrooms, providing ample space for rest and relaxation, alongside a single bedroom that can serve as a guest room or a home office. Additionally, a contemporary shower room on this level adds to the practicality of the home.

- Modernised Cottage, Quiet Location
- Living Room Separate Dining Room
- Ideal Modern Family Home
- Close To Multiple Local Amenities
- Council Tax Band B, Deposit £1,384.00
- Three Ample Sized Bedrooms
- Tucked Away Stoke Location
- Family Bathroom, Shower Room
- Available For Immediately Occupation
- Early Viewing Recommended, EPC=E



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.

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.

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

This delightful cottage is available for immediate rental at £1,250 per calendar month. We highly recommend scheduling an early viewing to fully appreciate the charm and features this property has to offer. Please note that the property falls under Council Tax Band B, has an Energy Performance Certificate rating of E, and requires a full deposit of £1,442.00, with a holding deposit of £288.00. Kindly be advised that this property is not suitable for sharers or pets.

Entrance Hallway

Sitting Room

11'7" x 15'3" (3.53m x 4.65m)

Kitchen/Breakfast Room

13'11" x 8'10" (4.25m x 2.69m)

Dining Room

13'1" x 9'2" (3.98m x 2.80m)

Ground Floor Bathroom

Landing

Primary Bedroom

11'9" x 15'3" (3.57m x 4.65m)

Bedroom 2

12'11" x 9'3" (3.94m x 2.82m)

Bedroom 3

10'7" x 8'10" (3.23m x 2.69m)

Shower Room

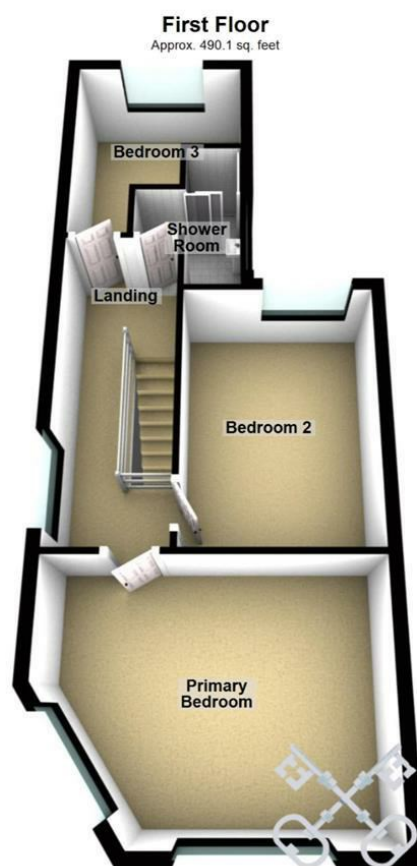
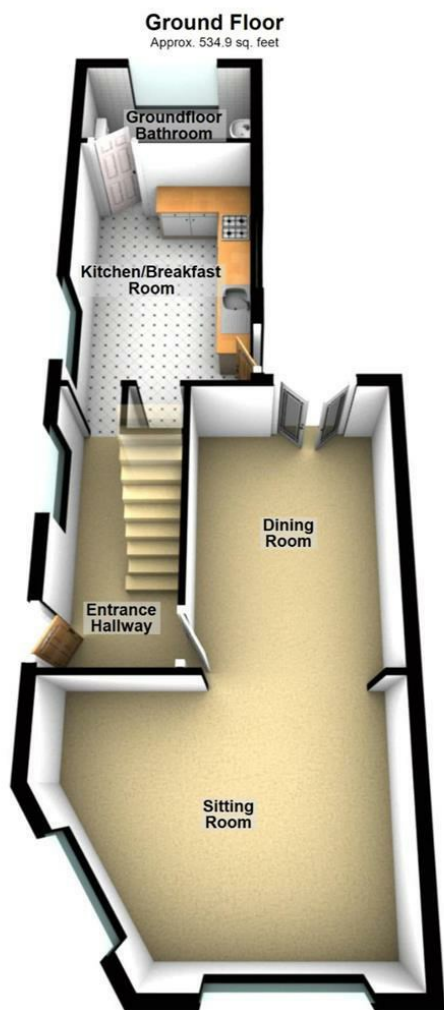
Sales Department

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 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





Total area: approx. 1024.9 sq. feet

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		

England & Wales

EU Directive
2002/91/EC

78

46

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.



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PROTECTED

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PROTECTED

Council Tax Band B



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