



Cross Keys Estates

Opening doors to your future



25a Hirmandale Road
Plymouth, PL5 2JZ
£850 Per Calendar Month

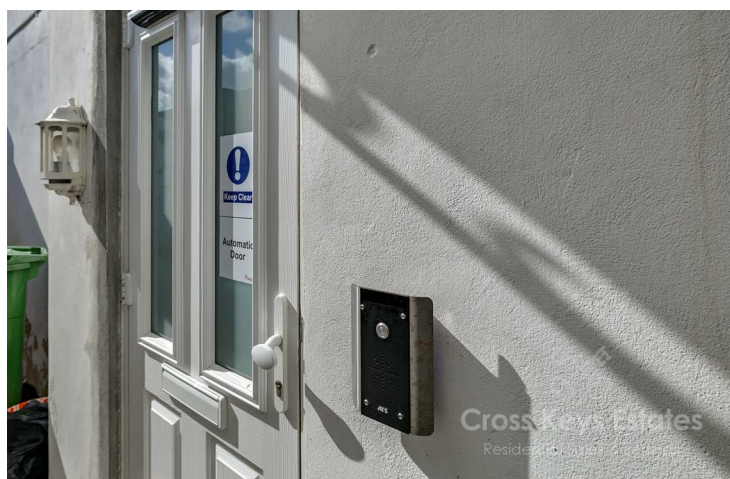


25a Hirmandale Road, Plymouth, PL5 2JZ

£850 Per Calendar Month

Cross Keys Estates are delighted to present this newly built end terrace property to the rental market. Nestled on Hirmandale Road in Higher St Budeaux, this house offers a perfect blend of modern living and accessibility. With two spacious bedrooms and a well-appointed reception room, this property is ideal for families or those seeking a quiet space. The ground floor features a generous living room, perfect for relaxation and entertaining, alongside a modern fitted kitchen that caters to all your culinary needs. A convenient ground floor toilet adds to the practicality of the layout. The property is designed with accessibility in mind, boasting a wheelchair ramp at the front and a remotely controlled door that ensures easy entry for all. On the first floor, you will find two double bedrooms, providing comfortable and private spaces for rest. A stylish shower room completes this level, ensuring that all amenities are within easy reach. The property is double glazed and centrally heated, ensuring warmth and comfort throughout the year.

- Newly Built End Of Terrace House
- Wheelchair / Disability Lift To Front
- Modern Kitchen, Ground Floor Toilet
- Two Ample Double Bedrooms
- Immaculately Presented Throughout
- Built Suitably With Disabilities In Mind
- Remotely Controlled Front Door
- Well Proportioned Size Living Room
- Shower Room, Centrally Heated
- Rent=£850, Holding=£196.00, Deposit=£980



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.

Higher Saint Budeaux

Today, St Budeaux includes a Catholic church, a Methodist church, a Baptist church and two Church of England churches. It also has a public library, three pubs, four primary schools and two railway stations, although the village does not have its own secondary school. Most of the main shops including a KFC outlet, are situated in St Budeaux Square which is adjacent to Wolseley Road. Most children of secondary school age in the area attend Marine Academy Plymouth in the nearby ward of King's Tamerton or bus to one of the residual grammar schools or one of the many other community colleges. While the official boundaries of the ward itself cover approximately 5 square kilometres, St Budeaux is often considered to include the neighbouring wards of Barne Barton and Kings Tamerton

More Property Information

Located with easy access to the A38 Devon Expressway, commuting into and out of Plymouth is a breeze, making this home not only a comfortable retreat but also a practical choice for those who travel regularly.

Available for rent at £895.00 per calendar month, with a holding deposit of £206.00 and a full deposit of £1,032.00, this property presents an excellent opportunity for those looking for a modern, accessible home in a desirable location. Don't miss your chance to make this lovely house your new home.

Hallway

Kitchen

7'9" x 9'6" (2.35m x 2.89m)

Toilet

Living Room

11'11" x 9'6" (3.64m x 2.89m)

Landing

Primary Bedroom

7'9" x 9'6" (2.35m x 2.89m)

Bedroom 2

8'10" x 9'6" (2.70m x 2.89m)

Shower Room

Disability Access Lift

Cross Keys Estates Sales Department

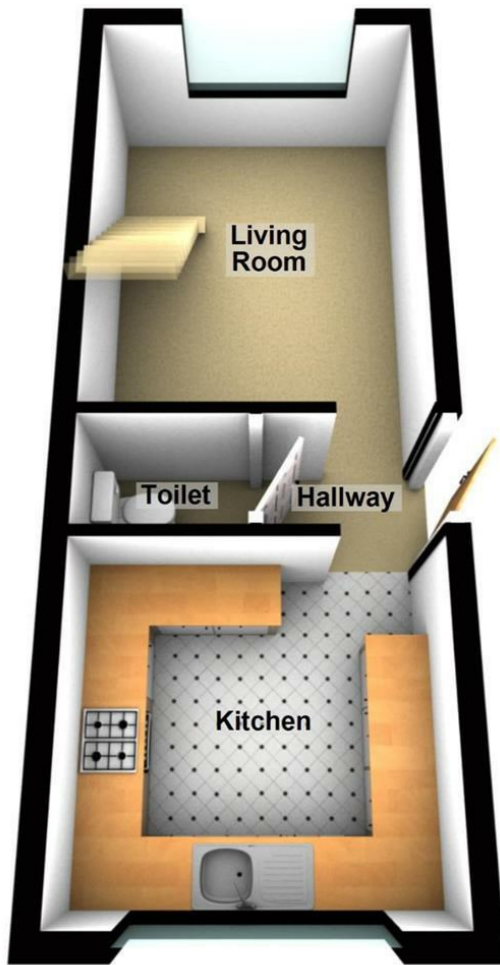
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

Financial Services

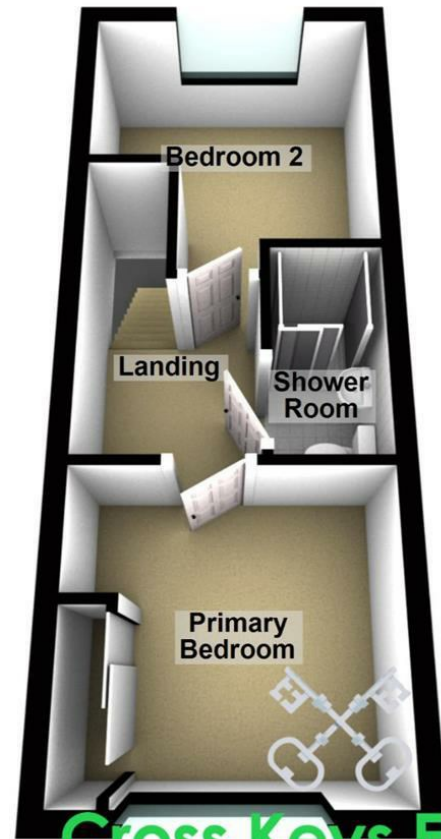
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



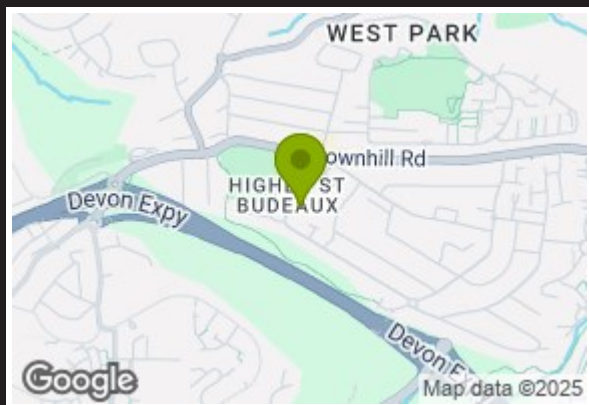
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		
England & Wales		

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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