Cross Keys Estates

Opening doors to your future







45 Bowers Park Drive
Plymouth, PL6 7SH

£1,125 Per Calendar Month



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Cross Keys Estates are delighted to offer to the rental market this delightful semi-detached house in Woolwell Offering a perfect blend of comfort and modern living. Nestled in the charming cul-de-sac of Bowers Park Drive, . Located in one of Plymouth's most sought-after areas, this property is presented to an immaculate standard throughout, making it an ideal home for families or professionals alike. Upon entering, you will find a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The contemporary fitted kitchen/breakfast room is designed with both style and functionality in mind, offering ample space for dining and culinary pursuits. The property boasts two generously sized bedrooms, ensuring plenty of room for rest and privacy, alongside a well-appointed family bathroom. The exterior of the home is equally impressive, set within a large garden plot that features an enclosed level rear lawned garden, ideal for outdoor activities or simply enjoying the fresh air.

- Fabulous Semi-Detached House
- Set In Generous Sized Gardens
- Two Double Bedrooms, Family Bathroom
- uPVC Double Glazed, Gas Central Heating
- Available For Immediate Occupation
- Immaculately Presented Throughout
- Living Room, Kitchen/Breakfast Room
- Off Road Parking For Two Vehicles
- Sought After North Plymouth Location
- Rent £1125, Holding £259, Deposit £1298





Cross Keys Estates

At Cross Keys Estates, we believe that exceptional property marketing and outstanding customer service go hand in hand. As an independent, award-winning estate agency, we combine innovative marketing, expert local knowledge and a genuinely personal approach to ensure every property receives the attention it deserves. From beautifully presented photography and compelling property descriptions to targeted digital marketing and proactive sales and lettings strategies, we work tirelessly to maximise exposure, attract the right buyers and tenants, and achieve the best possible results for our clients. Our commitment to service doesn't stop once your property is on the market — we keep you informed, work proactively on your behalf and remain focused on delivering results. And, most importantly, 98% of our customers recommend Cross Keys Estates to their friends and family — a powerful reflection of the trust, service and results we strive to deliver every day. It is this combination of superior marketing, exceptional customer service and proven results that has helped make Cross Keys Estates Plymouth's leading independent estate agent.

Plymouth

Plymouth is a city where the best of Devon living comes together, offering an enviable blend of coastline, countryside, history and vibrant city life. Set between the River Tamar and the beautiful waters of Plymouth Sound, life here naturally revolves around the water, with opportunities for sailing, paddleboarding, kayaking, fishing and enjoying leisurely walks along the waterfront. The city's extensive coastline provides beautiful places to explore, from peaceful waterside walks and sandy beaches to dramatic coastal scenery, while Dartmoor and the wider Devon countryside are within easy reach for those who enjoy walking, cycling and the great outdoors.

There is also a wonderfully varied social and cultural side to Plymouth, with independent cafés, restaurants, bars and pubs, alongside theatres, galleries, live music, sporting events and a year-round programme of activities. The historic Barbican provides a particularly vibrant setting for enjoying a meal or drink beside the water, while Royal William Yard offers an impressive waterfront destination for dining, relaxing and meeting friends. For families, there are excellent opportunities to enjoy parks, beaches, leisure facilities and attractions, while professionals benefit from the city's growing business community and excellent connections across Devon, Cornwall and beyond.

From enjoying a morning coffee overlooking the Sound and an evening stroll along the Hoe, to weekends exploring the coast or escaping into the countryside, Plymouth offers a lifestyle that combines the energy and convenience of city living with the freedom and relaxation of living by the sea. It is this unique combination of location, lifestyle, community and natural beauty that makes Plymouth such an appealing place to call home.

Woolwell

Woolwell is one of North Plymouth's most desirable and increasingly sought-after residential locations, offering an enviable combination of modern convenience, excellent transport links and easy access to some of Devon's most beautiful countryside. Particularly popular with families and professionals, the area benefits from a good selection of local amenities, supermarkets, convenience stores and a well-regarded primary school, creating a convenient and welcoming community in which to live. Its location is a major attraction, with Derriford Hospital, the Peninsula Medical School and Plymouth Science Park all within easy reach, making it especially appealing to NHS staff, medical professionals and those working within Plymouth's growing healthcare and research sectors.

Beyond work and everyday convenience, Woolwell offers an enviable lifestyle for outdoor enthusiasts, with Dartmoor National Park and the beautiful Plymbridge Woods just a short journey away, providing wonderful opportunities for walking, cycling and exploring the Devon countryside. The community also benefits from a medical centre, local shops, nurseries, play areas and a community centre, while regular bus services and nearby park and ride facilities provide access into Plymouth city centre and surrounding areas. Combining the convenience of suburban living with the freedom of open countryside on the doorstep, it is easy to see why Woolwell remains such a popular choice for families, professionals and commuters alike.

More Property Information

Additionally, the property benefits from off-road parking for two or more vehicles, providing convenience and peace of mind.

Available immediately, this property is offered at a competitive rent of £1,125.00, with a holding deposit of £259.00 and a security deposit of £1,298.00. This semi-detached house is not just a place to live; it is a wonderful opportunity to embrace a lifestyle in a vibrant community. Do not miss the chance to make this lovely home your own.

Entrance Hallway

Living Room

14'0" x 11'10" (4.27 x 3.62)

Kitchen / Breakfast Room

11'10" x 7'8" (3.62 x 2.36)

Landing

Primary Bedroom

11'10" x 4'2" (3.62 x 1.29)

Bedroom 2

11'10" x 7'3" (3.62 x 2.22)

Bathroom

Garden & Driveway & View

Cross Keys Estates Sales Department

At Cross Keys Estates, we also offer a professional, NAEA-accredited Residential Property Sales Service, providing expert advice and guidance whether you are selling your home, looking to purchase a property as a buy-to-let investment, or simply considering your options. If you are thinking of selling, looking to expand your property portfolio, or would like a free, no-obligation review of your current portfolio, our experienced team is here to help. For friendly, professional advice tailored to your individual circumstances, please call Jack, Hannah, Fiona or any member of the Cross Keys Estates team on
01752 500018

Financial Services

For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle

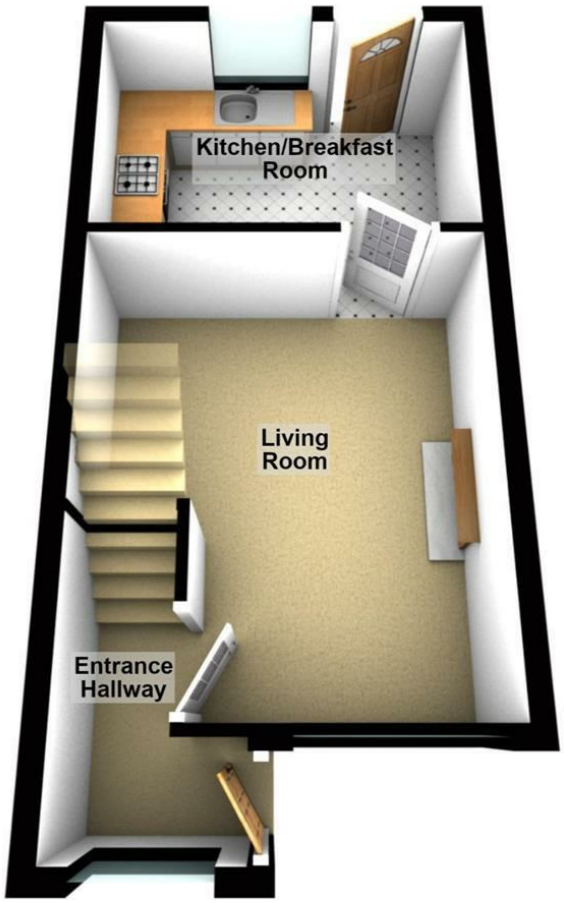




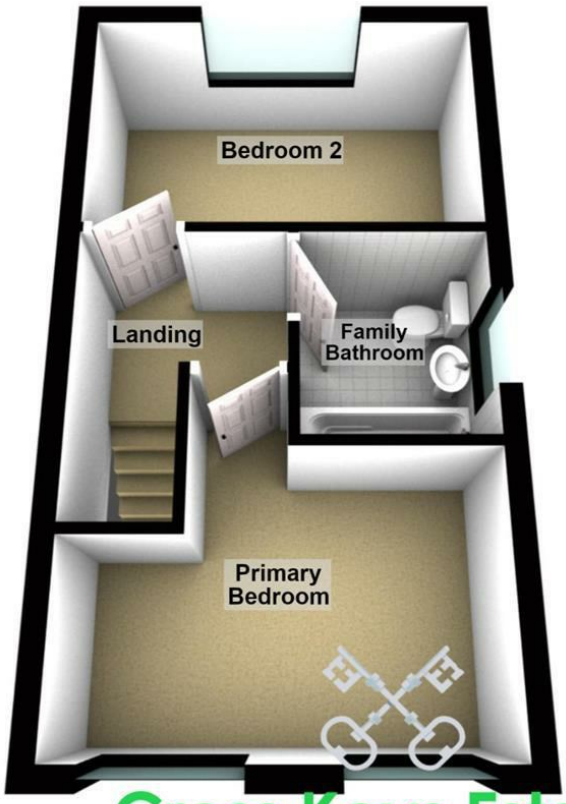




Ground Floor

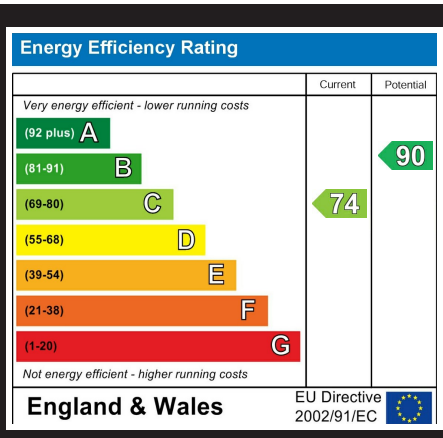


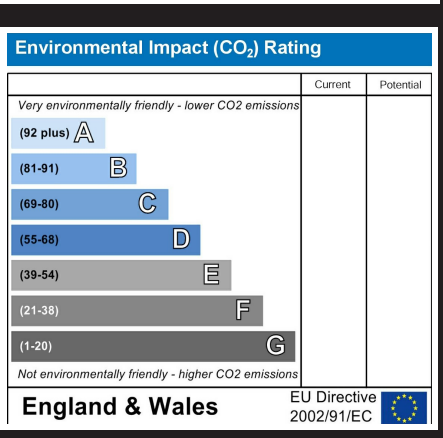
First Floor



Cross Keys Estates
Residential Sales & Lettings







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.

The Property Ombudsman | naea | propertymark PROTECTED | arla | propertymark PROTECTED

Council Tax Band B

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