



Cross Keys Estates

Opening doors to your future



2 Salisbury Lodge Salisbury Road
Plymouth, PL4 8QP
£1,495 Per Calendar Month



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Cross Keys Estates are overjoyed to bring to the rental market this delightful semi-detached cottage, built in 1870 in Salisbury Road, this property offers a perfect blend of modern living and period charm.

As you enter, you will be greeted by a spacious reception room that boasts bay windows, allowing natural light to flood the space. The modern kitchen is designed for convenience and functionality, making it a joy to prepare meals. With two generously sized bedrooms and a well-appointed bathroom featuring a separate shower, this property is ideal for those seeking comfort and space.

- Semi-Detached Two Bedroom Cottage
- Contemporary Fitted Kitchen / Diner
- Well Kept, Spacious, South Facing Rear Garden
- Great City Location, Close To Local Amenities
- Available Mid-November 2025, Part-furnished
- Large Sitting Room With Bay Window
- Two Generous Double Bedrooms, GCH
- Private Gated Driveway For One Vehicle
- 2 Minute Walk From Beaumont Park, UPVC
- Rent: £1,495, Deposit: £1,725, Holding: £345



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.

St Jude's

St. Jude's is a prime location found just a stone's throw away from Plymouth City Centre which benefits from direct access into the City Centre either by car, bus or walking just a short distance. Local amenities can be found within St Jude's itself including a co-operative store, doctors' surgery and dentists etc, with further amenities being accessible in the City Centre itself, particularly in Drake Circus Shopping Mall. Regular bus services run along Beaumont Road itself giving access to many areas across Plymouth. Salisbury Road Primary School is located nearby along with Lipson Co-operative Academy.

More Property Information

One of the standout features of this property is the expansive south-facing garden, which is perfect for outdoor entertaining or simply enjoying the sunshine. The garden includes a shed for additional storage and a lovely decking area, ideal for al fresco dining. The private gated driveway offers parking for one vehicle, adding to the convenience of this home.

The cottage is part-furnished, providing you with the opportunity to personalise the space to your taste. Available to rent from the 17th of November, this property is offered at a monthly rent of £1,495, with a deposit of £1,725 and a holding deposit of £345. This deceptively large cottage is a rare find in a sought-after location, making it an excellent choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this charming property your new home.

Sitting Room

17'5" x 12'6" (5.32m x 3.80m)

Kitchen/Diner

11'1" x 11'6" (3.37m x 3.82m)

Hallway

WC

Landing

Primary Bedroom

17'5" x 11'5" (5.32m x 3.49m)

Bedroom 2

11'1" x 11'6" (3.37m x 3.50m)

Bathroom

Garden

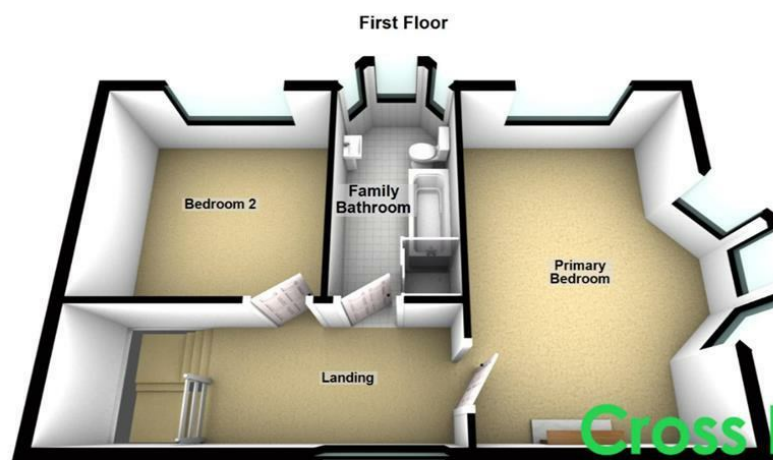
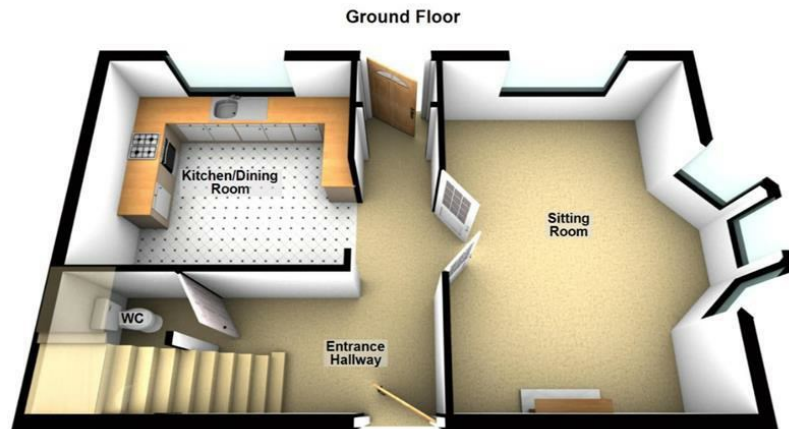
Cross Keys Estates Sales Department

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

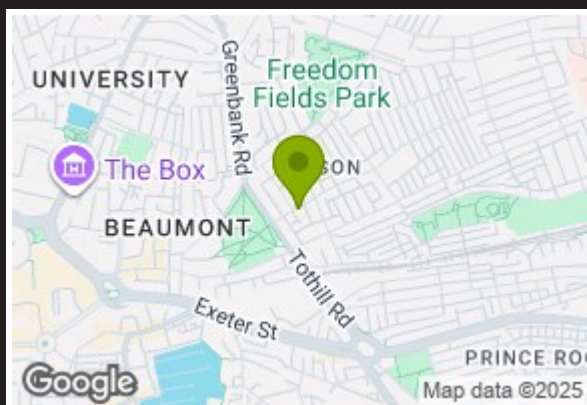
Financial Services

Cross Keys Estates are proud to work in partnership with 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





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		
	53	76
England & Wales		
	EU Directive 2002/91/EC	

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		
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 C

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Lettings, Cross Keys House 51-53 Devonport Road,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500099 | lettings@crosskeysestates.net
www.crosskeysestates.net