



Cross Keys Estates

Opening doors to your future



27 Broad Park Road
Plymouth, PL3 4PX
£1,600 Per Calendar Month

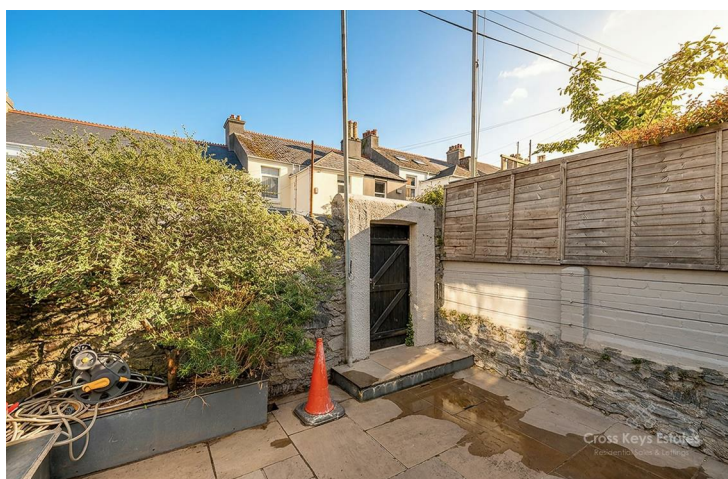


27 Broad Park Road, Plymouth, PL3 4PX

£1,600 Per Calendar Month

Cross Keys Estates are pleased to present this spacious family home located on Broad Park Road in the desirable area of Peverell. This larger than average residence is perfect for families seeking comfort and convenience, situated close to Central Park and several esteemed schools, as well as a variety of local amenities essential for everyday life. Upon entering the property, you are welcomed by an entrance vestibule, reception hallway. The ground floor boasts a bright sitting room and a dining room, ideal for family gatherings and entertaining guests. The large contemporary fitted kitchen is a standout feature, providing ample space for culinary pursuits, and is complemented by a utility room and a convenient ground floor toilet. Moving to the first floor, you will find three well-proportioned bedrooms, perfect for family members or guests, along with a family bathroom. The property also offers a unique fourth bedroom located in the roof space, which includes a snug area and a reading nook, providing a private retreat for relaxation.

- Stunning Terrace Family Residence
- Entrance Vestibule, Hallway, Sitting Room
- Four Generous Bedrooms, Family Bathroom
- Close To Central Park, Hyde Park School
- Available For Immediate Occupation
- Accommodation Over Three Floors
- Dining Room, Large Contemporary Kitchen
- Sunny Aspect Enclosed Courtyard Garden
- uPVC Double glazed, Central Heating
- Rent £1600, Holding £369, Deposit £1846



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-southwest 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 Southwest, 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.

Peverell

Peverell is an extremely well-regarded area and has come to be known locally as very desirable due to its abundance of period terraced family homes. Situated along Weston Park road and boasts an enviable position with views towards Plymouth sound. This highly desirable area is extremely close to Central Park. Its location allows the benefit of being just a short distance from many local amenities found in nearby Hyde Park and Mutley Plain. Regular bus services operate along Peverell Park Road giving access into Plymouth City Centre and other areas further afield. This property also benefits from being within the catchment area of Hyde Park Primary School which is very popular locally and currently boasts a good Ofsted Report.

More Property Information

To the rear of the house, there is a lovely enclosed courtyard garden, perfect for outdoor enjoyment and family activities. This property is available for rent at £1,600.00 per calendar month, with a holding deposit of £369.00 and a full deposit of £1,846.00 required to secure your new home.

This charming house in Peverell is an excellent opportunity for those looking to settle in a vibrant community, combining spacious living with a prime location. Don't miss the chance to make this delightful property your new family home.

Entrance Vestibule

Reception Hallway

Sitting Room

16'2" x 11'9" (4.93m x 3.58m)

Dining Room

14'8" x 10'0" (4.47m x 3.06m)

Utility Area

Kitchen

14'7" x 9'7" (4.44m x 2.91m)

Rear Lobby

Toilet

Landing

Primary Bedroom

13'2" x 10'3" (4.02m x 3.13m)

Bedroom 2

14'8" x 10'3" (4.47m x 3.13m)

Bedroom 3

9'7" x 5'3" (2.92m x 1.60m)

Bathroom

Landing

Bedroom 4

22'0" x 15'10" (6.70m x 4.83m)

Study Area

5'7" x 8'11" (1.70m x 2.71m)

Enclosed Courtyard 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

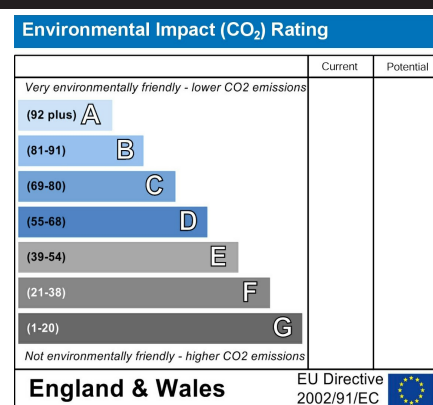
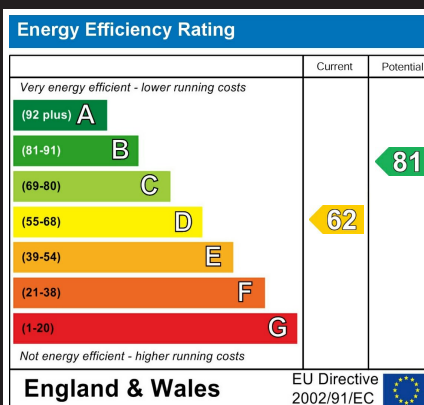
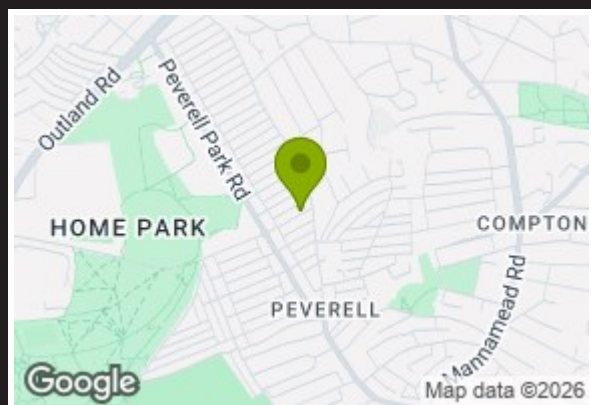
Financial Services

Looking for mortgage advice? Mortgage Monkeys can review your circumstances; establish how much you could borrow and help arrange a Decision in Principle—ask a member of our team for an introduction.






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.



Council Tax Band C

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