



Cross Keys Estates

Opening doors to your future



134 Mannamead Road
Plymouth, PL3 5QJ
£1,450 Per Calendar Month



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Cross Keys Estates are pleased to bring to the rental market this stunning family home, nestled in the desirable area between Hartley and Mannamead. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed bathrooms ensure that morning routines run smoothly, providing both privacy and functionality. The heart of the home is a large reception room, perfect for entertaining guests or enjoying quiet evenings with family. The additional reception room offers versatility, whether you choose to use it as a formal dining area, a playroom, or a study. The layout of the house promotes a warm and inviting atmosphere, making it a delightful place to call home. For those with vehicles, the property boasts ample parking, accommodating up to four vehicles. This includes two off-road parking spaces and a double garage, which is equipped with a car charging point, catering to modern needs and sustainability. Do not miss the chance to view this lovely home that truly has it all. Available immediately for a monthly rent of £1450.00, this property requires a holding deposit of £334.00 and a full deposit of £1673.00.

- Stunning Large Detached Home
- Fantastic Extended Lawn Views
- Large Garage & Ample Parking
- Available Now Unfurnished
- Rent = £1450 per calendar month, Deposit = £1673
- Three Spacious Double Bedrooms
- Ample Sized Reception/Dining Room
- Private Courtyard Garden
- Gas Centrally Heated
- Early Viewing Recommended, EPC = E52



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

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airport located in Exeter (49 miles away)

Hartley

Nicely positioned towards the end of Mannamead Road in Hartley, the property boasts a peaceful position within the heart of a well known and highly regarded area which is just a stones throw away from Plymouth City Centre and also benefits from easy access onto the A38 dual carriageway giving access to Cornwall via the Tamar Bridge to the West, along with Exeter, Bristol and the rest of the UK to the East. Hartley itself is well known locally due its abundance of larger than average family homes such as this one which also boast outside space and room to grow. There are a number of local amenities situated not too far away from the property, with the closest being in Higher Compton. Mutley Plain is also not too far away. Many popular local primary and secondary schools also serve the area, yet another reason it is quite so popular with families.

Porch

Hall

Kitchen/Breakfast Room

13'4" x 13'2" (4.07m x 4.02m)

Sitting Room

13'4" x 12'10" (4.07m x 3.92m)

Dining Room

13'4" x 12'9" (4.07m x 3.88m)

Landing

Shower Room

Bedroom 1

13'4" x 13'2" (4.07m x 4.02m)

Bedroom 2

13'4" x 12'7" (4.07m x 3.84m)

Bedroom 3

10'0" x 7'4" (3.05m x 2.23m)

Bathroom

Garage

Courtyard Gardens

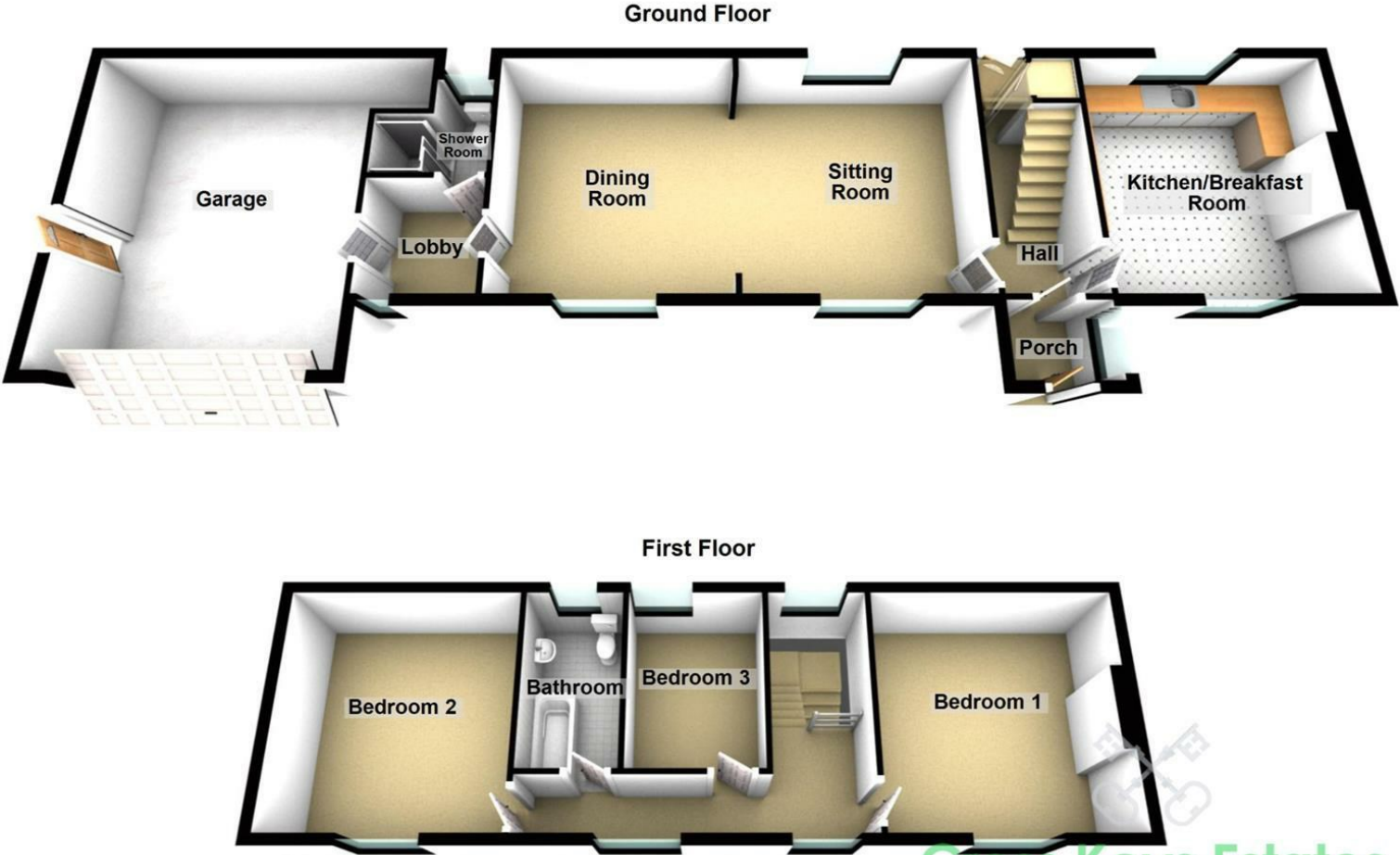
Financial Services

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

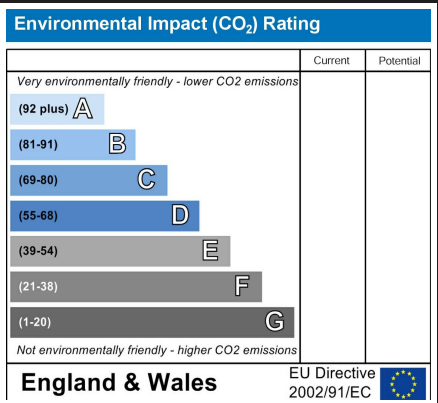
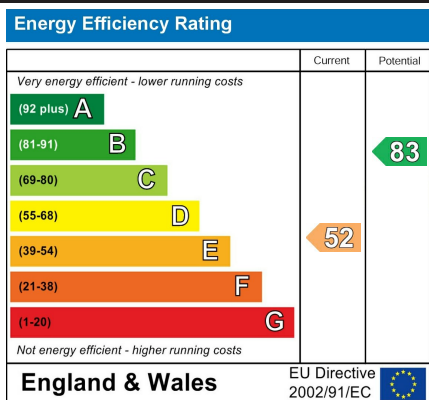
Sales Department

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





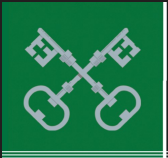
Cross Keys Estates
Residential Sales & Lettings



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 E



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