



# Cross Keys Estates

## Opening doors to your future



17 Churchlands Close  
Plymouth, PL6 7RX  
£1,200 Per Calendar Month



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Cross Keys Estates are pleased to bring to the market this charming mid-terrace house located in the desirable area of Churchlands Close, Woolwell. This delightful property boasts two well-proportioned bedrooms and a modern bathroom, making it an ideal home for couples or small families. The house has been thoughtfully modernised throughout, ensuring a comfortable and stylish living environment.

As you enter, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The heart of the home is complemented by a stunning garden, which offers a serene outdoor retreat, perfect for enjoying sunny days or hosting gatherings.

- Modern Two Bedroom Terraced House
- Private Rear Garden Overlooking Greenery
- Three Piece Bathroom Suite Upstairs
- Situated In A Picturesque Cul-De-Sac
- Available Immediately, EPC C
- Large Lounge & Contemporary Kitchen
- Two Good Sized Double Bedrooms
- Popular North Plymouth Location
- Allocated Off Road Parking Space
- Rent £1,200, Deposit £1,384, Holding £276



## Cross Keys Estates

As one of Plymouths' 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 airports located in Exeter (49 miles away).

### Woolwell

Woolwell is a highly sought-after location on the northern fringes of Plymouth which benefits from many local amenities including a range of Supermarkets and a popular primary school. Local transport links give access into Plymouth City Centre as well as Dartmoor National Park. This area is appreciated by many NHS staff and medical workers due to its close proximity to Derriford Hospital and the Peninsula Medical Centre.

### More Property Information

This property also includes the convenience of one allocated parking space, ensuring that you have a secure place for your vehicle. Available immediately for rent at £1,200 per month, this home presents an excellent opportunity for those seeking a well-maintained residence in a peaceful neighbourhood.

With a deposit of £1,384 and a holding fee of £276, this property is ready to welcome its new tenants. Don't miss the chance to make this lovely house your new home in Woolwell.

### Porch

#### Lounge/Diner

13'4" x 10'9" (4.07m x 3.27m)

#### Kitchen

9'2" x 14'0" (2.79m x 4.26m)

#### Hallway

#### Landing

#### Primary Bedroom

10'5" x 14'0" (3.17m x 4.26m)

#### Bedroom 2

12'1" x 7'5" (3.69m x 2.26m)

#### Bathroom

5'3" x 6'3" (1.59m x 1.90m)

#### Garden

### Cross Keys 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 buying 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 The Mortgage Lab, 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@themortgagelab.co.uk



Cross Keys Estates  
Residential Sales & Lettings



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Residential Sales & Lettings

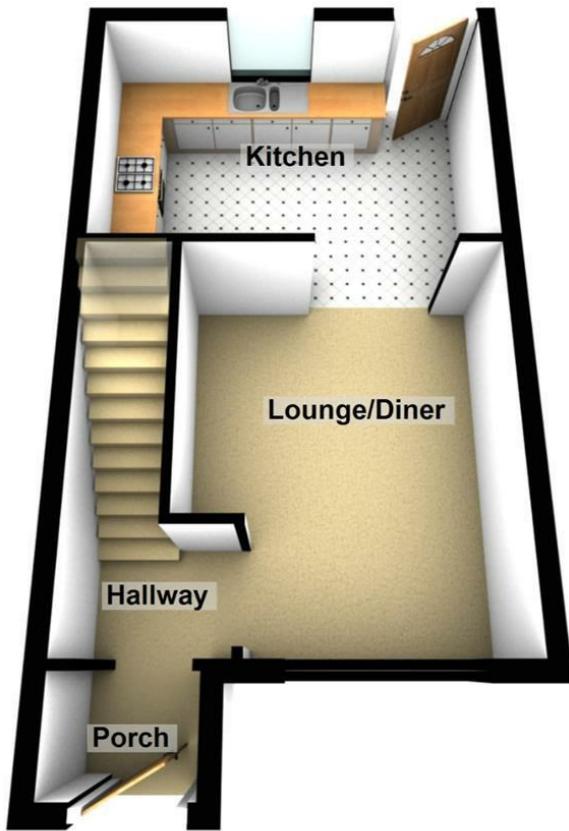


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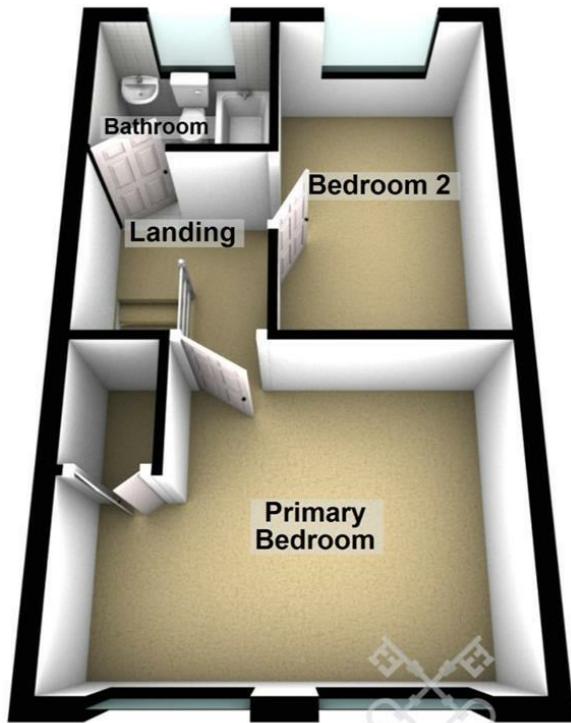


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## Ground Floor



## First Floor



**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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 B**



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