



Cross Keys Estates

Opening doors to your future



12 Holly Park Close
Plymouth, PL5 4JY
Guide Price £300,000 Freehold



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Guide Price - £300,000 - £315,000

Cross Keys Estates are delighted to present to the market this stunning detached executive style residence which can be found in Holly Park on the outskirts of the "Village" of Tamerton Foliot. This beautiful home offers a high quality finish throughout and boasts accommodation which comprises of a feature entrance porch, hallway, open plan sitting/dining room, fitted kitchen, three well proportioned bedrooms and an upstairs family bathroom. Externally the property boasts a well maintained front garden, large driveway to the side of the property, single garage and at the rear a stunning garden with beautiful green views over the surrounding landscape. The property benefits from solar panels on the roof that have a feed in tariff and this will be transferred to the new owner(s). Other benefits include being in close proximity to excellent transport links, schooling and amenities, making it an ideal family property.

- Detached Executive Residence
- Three Ample Bedrooms
- Solar Panels with feed in tariff (owned)
- Modern Kitchen & Bathroom
- Garage, Driveway & PVCu DG
- Immaculately Presented Home
- Open Plan Living / Dining Room
- Quiet Cul-De-Sac Location
- Large Rear Garden
- No Onward Chain , EPC = B



Holly Park

A lesser known area of Plymouth, Holly Park is a very popular area which is tucked away on the border of Tamerton Foliot and lies on the edge of Tamerton Lake. This superb location provides peace and tranquility, with this property specifically being surrounded by the local woodland in which there are numerous walks and trails fantastic for those who enjoy being out in nature and dog-walkers alike. The area is well served by local amenities, with the closest stores being just a short drive away in Tamerton Foliot, Crownhill or Transit Way, and there are regular bus routes which operate within the area providing access to Plymouth City Centre and a number of other locations across the city. There are also popular primary and secondary schools not too far from the area which are all quite well regarded locally and boast good ofsted reports.

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.

Porch

Entrance Hall

Sitting/Dining Room

23'4" x 10'8" (7.11m x 3.25m)

Kitchen

8'3" x 8'2" (2.51m x 2.49m)

Landing

Bedroom 1

11'3" x 10'9" (3.43m x 3.28m)

Bedroom 2

10'10" x 8'10" (3.30m x 2.69m)

Bedroom 3

7'10" x 6'9" (2.39m x 2.06m)

Bathroom

Rear Garden & Garage

Financial Services

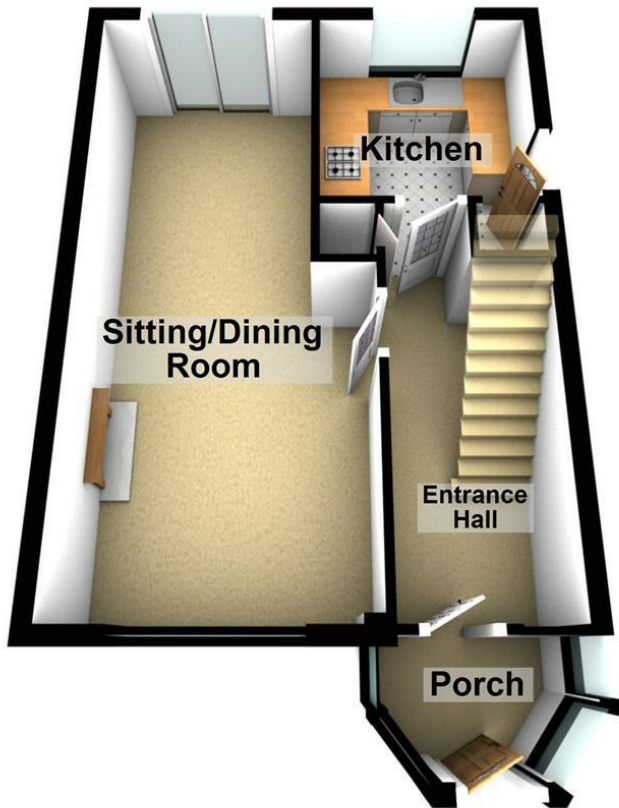
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Lettings

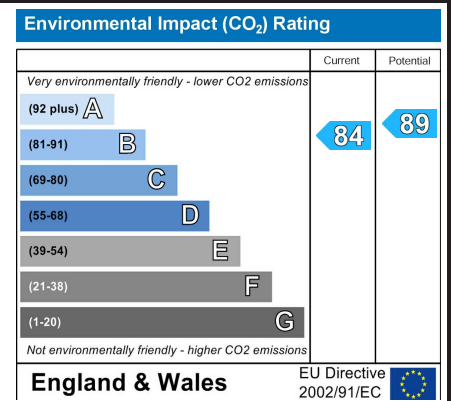
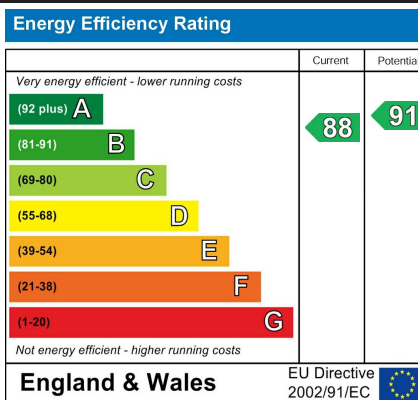
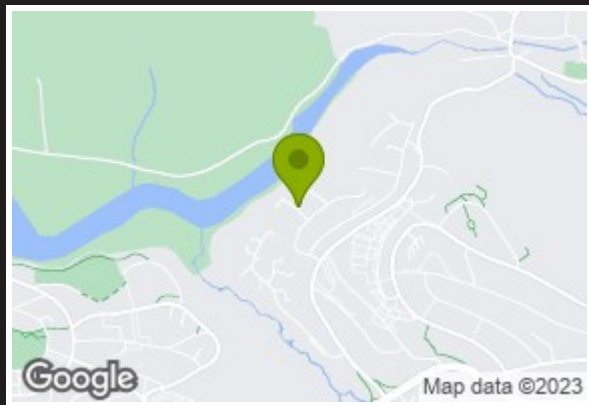
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Branch Manager on 01752 500018



Ground Floor



First Floor



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 D

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