



Cross Keys Estates

Opening doors to your future



19 Rogate Walk
Plymouth, PL6 8SZ
£995



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£995

Cross Keys Estates are pleased to bring to the market this delightful property located on Rogate Walk in the desirable area of Derriford. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a convenient and well-connected home.

Upon entering, you will find the kitchen conveniently situated to your right, providing a practical space for culinary endeavours. The house features a split-level design, leading you downstairs to a spacious living room that seamlessly connects to the rear garden, ideal for enjoying the outdoors or entertaining guests.

- Split-Level Two Double Bedroom House
- Modern Fitted Kitchen, Single Garage
- Two Good-Sized Double Bedrooms
- Easy Access To Derriford Hospital
- Available For Rental Immediately
- Spacious Lounge, Patio Doors To Garden
- Recently Re-Decorated Throughout
- Hugely Popular And Sought After Location
- Rear Back Garden, Backing Onto Woodlands
- Rent £995, Deposit £1,148, Holding Deposit £229



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.

Derriford

Nestled away at the end of a cul-de-sac in Derriford, boasting a tranquil location but is still within just a short distance of many local amenities found in Derriford, along with the small shopping area of Crownhill Village being just a short distance away. The property also boasts being relatively close to Derriford Hospital, therefore could offer an ideal home for a medical professional. Transport links can be found nearby giving access into Plymouth City Centre and other areas further afield. Approximately four miles north of Plymouth city centre, Derriford is an established residential area offering a variety of local services, amenities and restaurants lying within close proximity of Derriford Hospital, Derriford Business Park and The University of St Mark and St John. Boasting convenient access to major routes in all directions including the centre and north towards Dartmoor and Tavistock providing a variety of recreational activities.

More Property Information

The property boasts two well-proportioned bedrooms, with the second bedroom located upstairs alongside the family bathroom. Ascend further to discover the primary bedroom, which offers a peaceful retreat. The layout is thoughtfully designed to maximise space and comfort.

For your convenience, there is permit parking available, as well as a single garage, providing ample storage options. The rear garden offers a lovely outdoor space, perfect for relaxation or gardening enthusiasts.

This home is ideally situated with great access to Derriford Hospital, making it an excellent choice for healthcare professionals or anyone needing proximity to this vital facility.

Available for immediate rental at £995 per month, with a deposit of £1,148 and a holding deposit of £229, this property presents a wonderful opportunity to secure a lovely home in a sought-after location. Don't miss out on the chance to make this charming house your new home.

Lounge/Diner

10'2" x 16'8" (3.11m x 5.08m)

Fitted Kitchen

10'0" x 10'5" (3.04m x 3.17m)

Primary Bedroom

10'1" x 13'7" (3.08m x 4.15m)

Bedroom 2

9'9" x 8'6" (2.98m x 2.60m)

Family Bathroom

Cross Keys Estates Sales Department

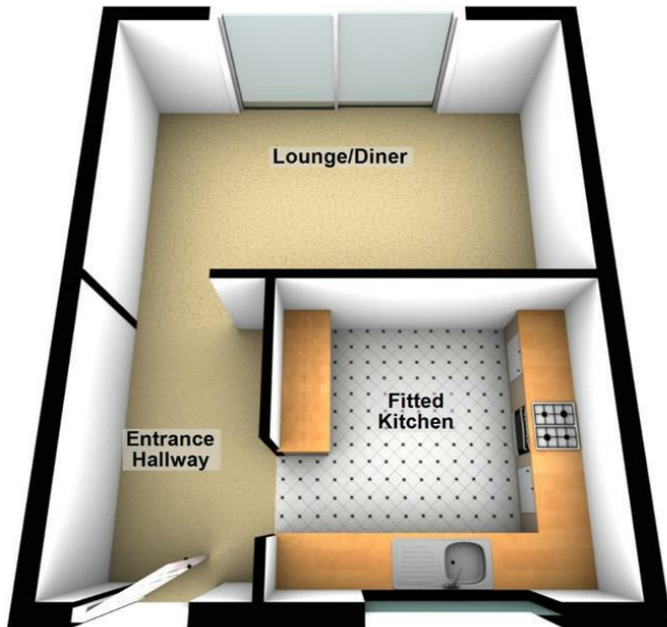
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any of the team on 01752 500018

Financial Services

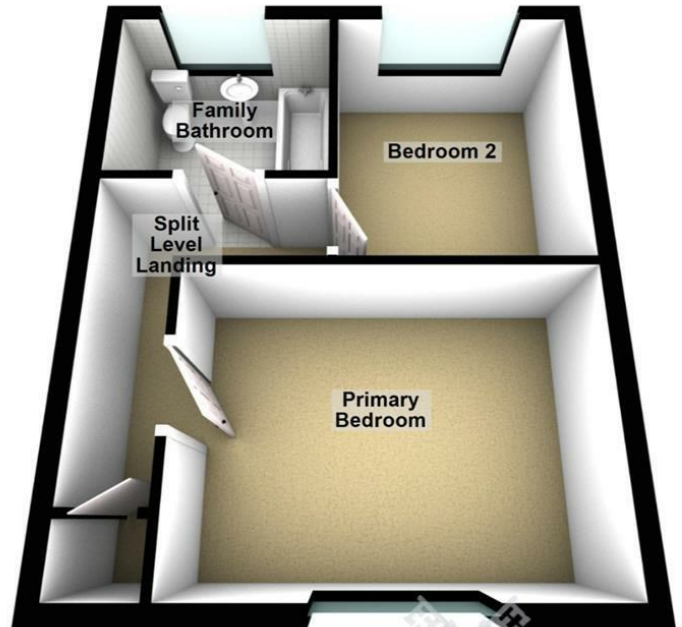
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment 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



Split Level Ground Floor



Split Level 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		
	75	80
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 B



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