



Cross Keys Estates

Opening doors to your future



9 Craigmore Avenue
Plymouth, PL2 1HX
£1,100 Per Calendar Month



9 Craigmores Avenue, Plymouth, PL2 1HX

£1,100 Per Calendar Month

Cross Keys Estates is pleased to present this charming mid-terrace cottage-style house located on Craigmores Avenue in the desirable residential area of Stoke, Plymouth. This delightful property is perfect for a young couple or a small family, offering a comfortable and inviting living space. The house features a well-designed layout that includes an entrance vestibule leading into a reception hallway. The sitting room and dining room provide ample space for relaxation and entertaining, while the fitted kitchen is both functional and stylish. Additionally, there is a utility room and a convenient ground floor shower room, enhancing the practicality of the home. Upstairs, you will find two generously sized double bedrooms, each offering a peaceful retreat. The property is double glazed and centrally heated, ensuring warmth and comfort throughout the year. The westerly facing aspect of the enclosed rear courtyard garden allows for plenty of sunlight, making it an ideal spot for outdoor enjoyment.

- Fabulous Mid Terrace House
- Sitting Room, Dining Room
- Ground Floor Shower Room
- uPVC Double Glazed, Centrally Heated
- Wifi Included with rent
- Sought After Residential Location
- Fitted Kitchen, Utility Room
- Two Generous Double Bedrooms
- Enclosed Rear Courtyard Garden
- Rent £1 100, Holding £253, Deposit £1269



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.

Stoke

The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

More Property Information

Situated close to HM Naval Base Devonport and the dockyard, this property is well-placed for those working in the area. Available for immediate occupation, the rental price is £1,075.00 per calendar month, with a holding deposit of £248.00 and a full deposit of £1,240.00 required.

This lovely cottage-style house on Craigmere Avenue is a wonderful opportunity for those seeking a quality home in a sought-after location. Do not miss the chance to make this property your own.

Entrance Vestibule

Reception Hallway

Sitting Room

10'9" x 10'0" (3.27m x 3.04m)

Dining Room

10'11" x 13'2" (3.32m x 4.01m)

Utility Area

Fitted Kitchen

Shower Room

Landing

Primary Bedroom

10'8" x 13'2" (3.26m x 4.01m)

Bedroom 2

10'11" x 13'2" (3.32m x 4.01m)

Enclosed Courtyard Garden

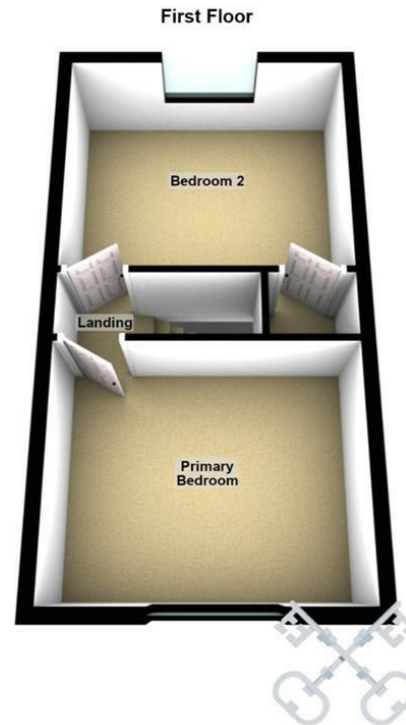
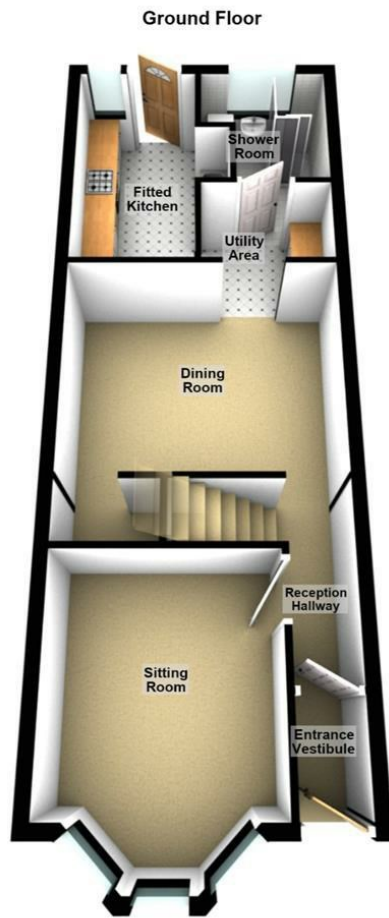
Cross Keys Estates Sales Department

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

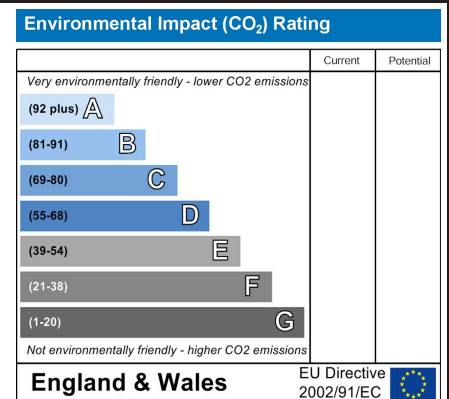
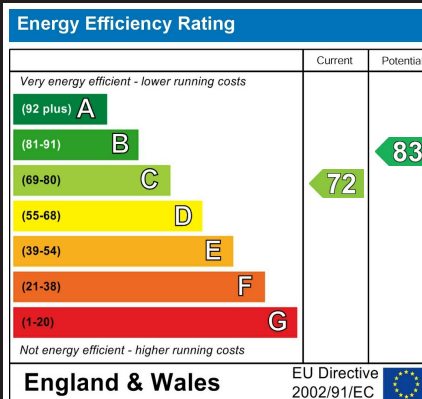
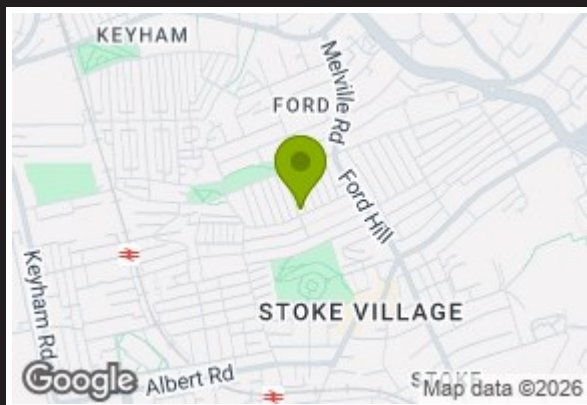
Financial Services

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 A

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