



# Cross Keys Estates

Opening doors to your future



63 Coombe Way  
Plymouth, PL5 2HA  
£975



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£975

Cross Keys Estates are pleased to bring to the market this delightful house on Coombe Way, which offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a well-proportioned reception room, which serves as a versatile space for relaxation or entertaining guests. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home.

- Terraced House Down Quiet Lane
- Modern Fitted Kitchen Diner
- Private Walled Rear Garden
- Three Piece Bathroom Suite
- Deposit £1125, Council Tax Band B
- Two Good Sized Double Bedrooms
- Bright & Large Living Room
- Allocated Off Road Parking Space
- Located In A Great Local Community
- Rent £975, Holding Deposit £225



## 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 airports located in Exeter (49 miles away).

## Kings Tamerton

King's Tamerton is a peaceful residential area in Plymouth. It was largely built post-war adjacent to St Budeaux and overlooking the Naval base and the Hamoaze which is the wide estuary of the River Tamar. The neighbourhood is known for its friendly atmosphere and convenient amenities. Just a short stroll away, you'll find a variety of shops and supermarkets catering to your daily needs. For those seeking green spaces, nearby parks offer a welcome escape from the city bustle. Families will appreciate the proximity to well-regarded schools, while commuters benefit from easy access to major roads. Schools in the area include Marine Academy Plymouth.

## More Property Information

The property features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The kitchen, while not specified, is typically a central hub in homes of this nature, providing ample opportunity for culinary creativity.

One of the standout features of this property is the rear garden, a lovely outdoor space perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. It offers a private sanctuary where you can host barbecues or enjoy quiet moments in nature. The property also comes with an allocated parking space for added convenience.

Located in a friendly neighbourhood, this house is conveniently situated near local amenities, schools, and parks, making it an excellent choice for those who value community living. With its appealing features and prime location, this property on Coombe Way is a wonderful opportunity for anyone looking to settle in the vibrant city of Plymouth. Don't miss the chance to make this charming house your new home. With a rental price of £975, a deposit of £1,125, and a holding fee of £225, this property presents an excellent opportunity for those seeking a delightful home in a prime location. Don't miss your chance to make this beautiful house your new home.

## Living Room

18'3" x 11'9" (5.55m x 3.57m)

## Kitchen

## Primary Bedroom

10'8" x 11'9" (3.24m x 3.57m)

## Bedroom 2

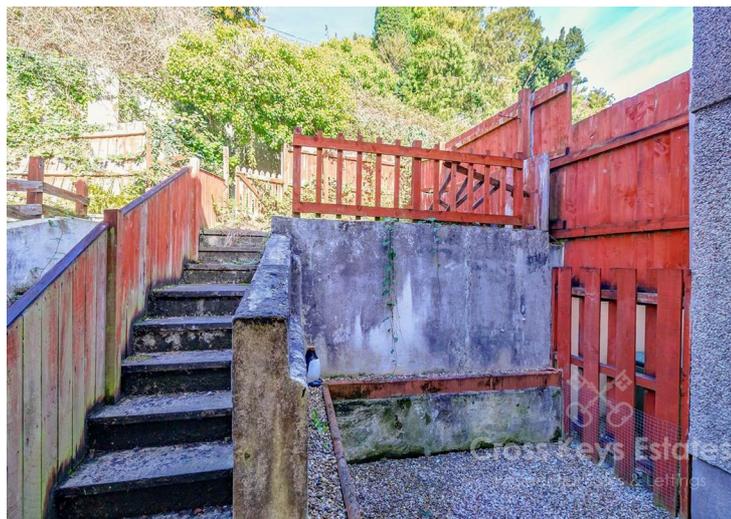
## Bathroom

## 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

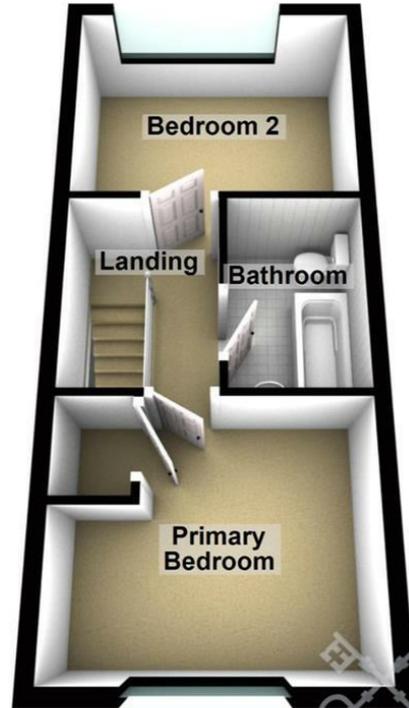
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



## Ground Floor



## First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	76
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	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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