



Cross Keys Estates

Opening doors to your future



9 Alleyn Gardens
Plymouth, PL3 5RS
£1,300 Per Calendar Month

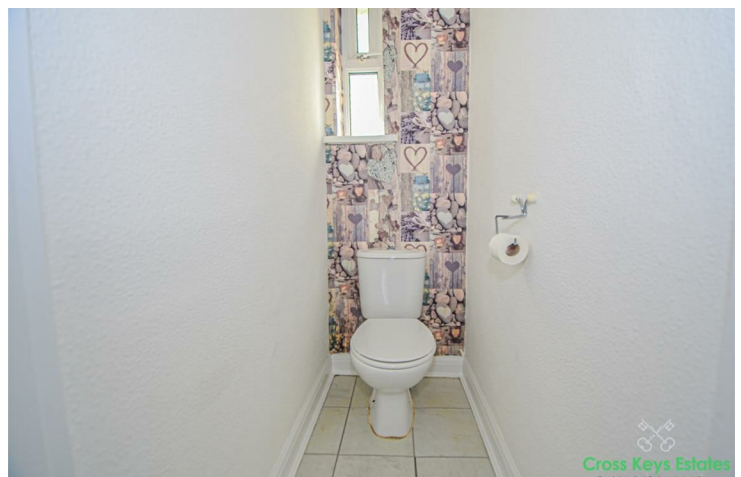


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£1,300 Per Calendar Month

Cross Keys Estates is delighted to present this charming semi-detached house, perfectly situated in the sought-after area of Hartley Vale. This property is an ideal family home, offering a comfortable and spacious living environment. Upon entering, you are welcomed by a bright entrance hall that leads to two inviting reception rooms. The sitting room provides a cosy space for relaxation, while the dining room is perfect for family meals and entertaining guests. The modern fitted kitchen is both functional and stylish, making meal preparation a pleasure. The property features three well-proportioned bedrooms, ensuring ample space for family members or guests. The bathroom is conveniently located, and there is an additional separate toilet for added convenience.

- Superb Cul-De-Sac Family Residence
- Modern Fitted Kitchen, uPVC Dg
- Good Size Sitting Room, Dining Room
- Private & Quiet Cul-De-Sac Location
- Available For Immediate Occupation
- Semi Detached House, Three Bedrooms
- Bathroom, Separate Toilet, Gch
- Lovely Lawned Front & Rear Gardens
- Easy Access To A38 / Mannamoad / City
- Rent=£1300, Holding=£300, Deposit=£1500



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.

Hartley Vale

This is a great opportunity to rent a well presented family home which is conveniently situated close to desirable schooling, parks and woodland, bus routes and easy access into the vibrant City Centre, the A38 dual carriage way or north to Derriford/Nuffield Hospital and Science and Business Parks. Hartley is built on higher ground offering views east into the South Hams, north over Dartmoor and west to Cornwall. It is bisected by the Tavistock Road which also provides ready access to Mutley and the City centre to the south and more immediate access to the A38 Plymouth Parkway, part of the Devon Expressway linking near Exeter to the motorway network. Hartley has a nonconformist church, a large branch of Morrisons and is home to Plymouth Croquet Club and the small independent and Christian King's School. The former Plymouth Workhouse on the junction of Tor Lane and Tavistock Road has been demolished and rebuilt as a gated retirement community. There are some substantial Victorian villas mostly bordering the Tavistock Road, but much of the development particularly of the Venn Estate occurred just before the Second War. The main entertainment in the area is the Golden Hind pub located at Manadon Roundabout

More Property Information

Outside, you will find delightful gardens to both the front and rear of the house, predominantly laid to lawn, providing a lovely outdoor space for children to play or for enjoying the fresh air. On-road parking is available, making it easy for residents and visitors alike.

This home benefits from uPVC double glazing and gas central heating, ensuring comfort throughout the year. The property is available immediately on an unfurnished basis, making it a blank canvas for you to personalise. Please note that this property does not accept sharers.

With a rental price of £1,300.00, a full deposit of £1,500.00, and a holding deposit of £300.00, this property represents an excellent opportunity for those seeking a family home in a desirable location. Do not miss the chance to make this lovely house your new home.

Entrance Hallway

Sitting Room

13'8" x 13'3" (4.17m x 4.03m)

Dining Room

13'2" x 11'2" (4.01m x 3.40m)

Fitted Kitchen

12'10" x 7'7" (3.92m x 2.30m)

Landing

Primary Bedroom

13'8" x 11'1" (4.17m x 3.38m)

Bedroom 2

13'2" x 6'7" (4.01m x 2.00m)

Bedroom 3

9'7" x 7'8" (2.93m x 2.34m)

Bathroom & Toilet

Front & Rear Gardens

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

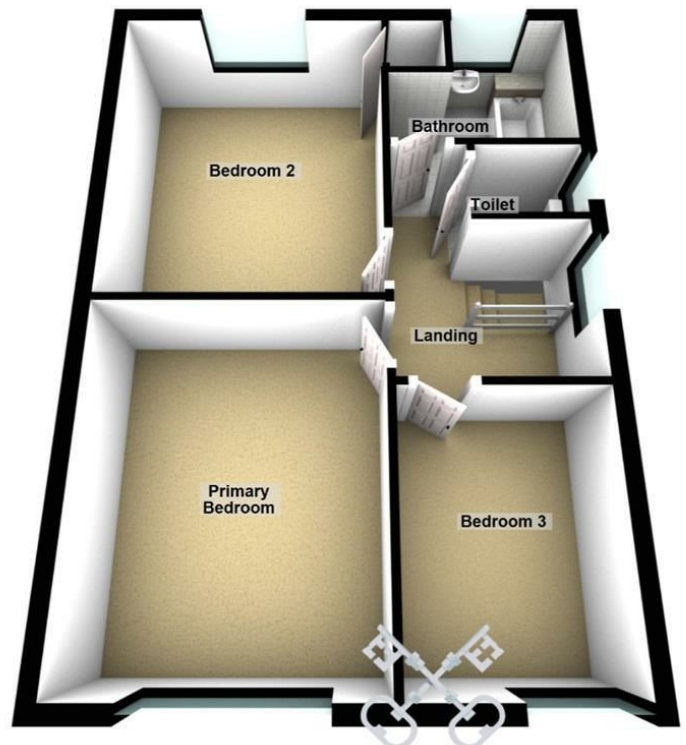
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



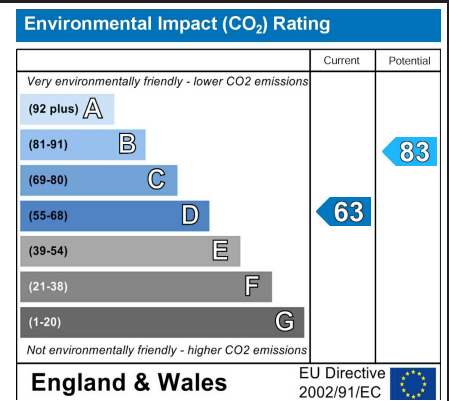
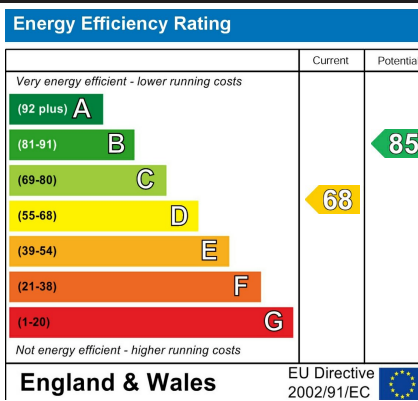
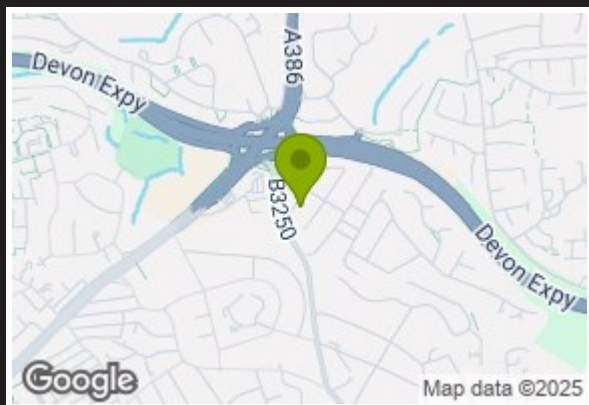
Ground Floor



First Floor



Cross Keys Estates
Residential Sales & Lettings



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 C



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Lettings, Cross Keys House 51-53 Devonport Road,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500099 | lettings@crosskeysestates.net
www.crosskeysestates.net