



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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2 Dairy Lane
Plymouth, PL1 5PR
£1,100 Per Calendar Month



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Cross Keys Estates is pleased to present this charming first and second floor self-contained maisonette located on Dairy Lane in Stoke. This delightful apartment is ideally situated on the edge of Stoke, just a short stroll from Millbridge and within easy reach of Plymouth City Centre, making it perfect for those who appreciate convenience and accessibility. Upon entering, you will find a separate entrance hall that leads to a spacious sitting room, ideal for relaxation and entertaining. The contemporary chef's kitchen and dining room on the first floor provide a modern space for culinary enthusiasts to create and enjoy meals. Moving to the second floor, the property boasts three generously sized bedrooms, offering ample space for family or guests. The lovely four-piece family bathroom adds a touch of luxury and practicality to the living space.

- Lovely First & Second Floor Maisonette
- Incredibly Spacious Sitting Room
- Three Light & Airy Bedrooms
- Double Glazing & Gas Central Heating
- Good Size Kitchen / Dining Room
- Well Presented Throughout
- Sleek Four Piece Bathroom
- Highly Sought After Residential Area
- Close To Amenities, Shops, Schools
- Rent £1,100, Holding £253, Deposit £1,269



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 / Millbridge

Stoke is not far to the refurbished Royal William Yard for the lifestyle conscious, or to the Barbican for Prete's ice-cream parlor or the Plymouth Arts Centre. Stoke Damerel conservation area has beautiful, affordable white stucco villas around Wingfield Road, The Elms, Collingwood Road and the like; the wider area also sports lovely, early-Victorian cottages interspersed with keenly priced terraces, such as Millbridge around Wilton Street, first built to house dockers. Generally smaller and more affordable homes towards Devonport dockyard. Stoke is right by the new Plymouth Life Centre, which has the largest aquatic facilities of its kind in southern England (outside of the Olympic Village) and is home to the newest wheelchair rugby team in the UK, the West Country Hawks."

Millbridge is a small neighbourhood of Plymouth, on the boundary of what used to be the towns of Plymouth and Devonport. What was originally a self-standing village (which has now been subsumed within the city) lies to the north of the toll bridge, originally built by Sir Piers Edgcumbe in 1525, that crossed what used to be the Deadlake or Stonehouse Creek, to the west of Pennycomequick, the south of Stoke village and to the east of Stoke Church. It derives its name from the old toll bridge (adjacent to a naval saw mill) across the creek between Eldad Hill and Molesworth Road, at one time the principal link between Plymouth and Devonport. The creek to the east of the bridge was filled in with material from the quarries at Cattedown and Oreston during the late 1890s and the ground created became a municipal park, Victoria Park, which was officially opened in 1903. The remainder of the creek to the west of Millbridge, up to Stonehouse Bridge and Pool, was filled in and by 1972 the whole area had been developed as rugby pitches. These pitches are often used by Devonport High School for Boys and the Old Boys RFC

More Property Information

This maisonette is double glazed and centrally heated, ensuring comfort throughout the year. It is ready for immediate occupation, allowing you to settle in without delay. The location is particularly advantageous, being close to Victoria Park, an 8-minute walk to the train station, and in proximity to reputable schools such as Devonport High School for Boys and Stoke Damerel Junior School.

With a rental price of £1,100 per calendar month, this property represents an excellent opportunity for those seeking a well-appointed home in a vibrant area. A holding deposit of £253.00 and a full deposit of £1,269.00 are required. Do not miss the chance to make this lovely maisonette your new home.

Hallway

Sitting Room

13'7" x 18'3" (4.14m x 5.56m)

Kitchen / Dining Room

13'7" x 15'9" (4.15m x 4.81m)

Landing

Primary Bedroom

13'8" x 10'6" (4.17m x 3.20m)

Bedroom 2

13'6" x 10'0" (4.12m x 3.06m)

Bedroom 3

9'9" x 7'5" (2.96m x 2.27m)

Bathroom

Cross Keys Estates Sales Department

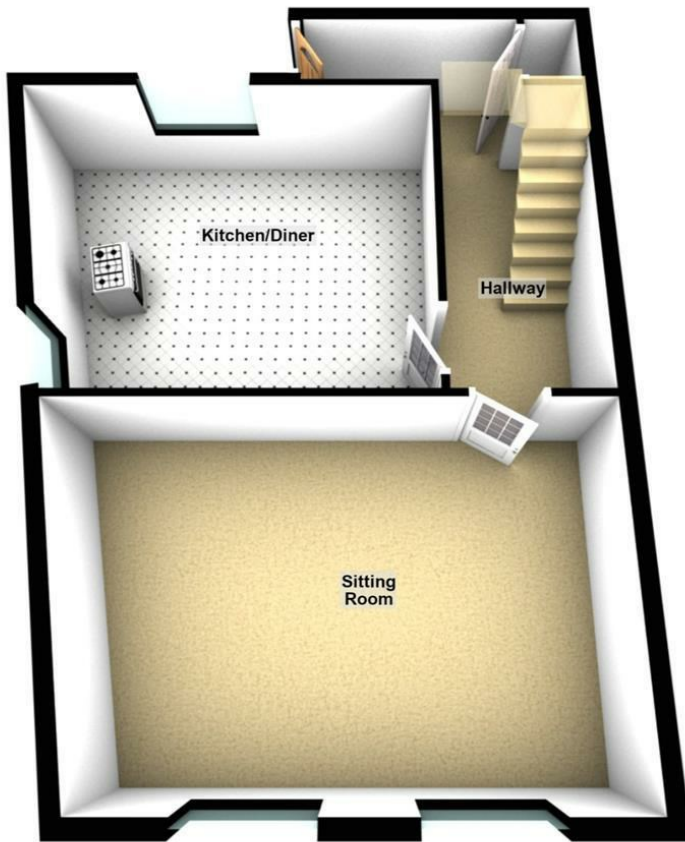
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

Financial Services

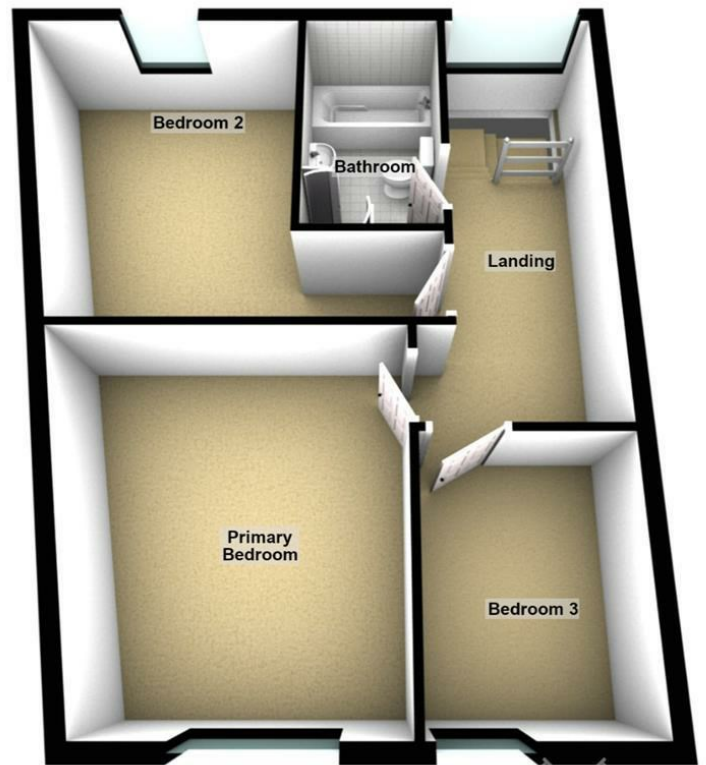
Want to understand your mortgage options? Mortgage Monkeys can assess your potential borrowing, explain the products available and help arrange a Decision in Principle—ask us for an introduction.



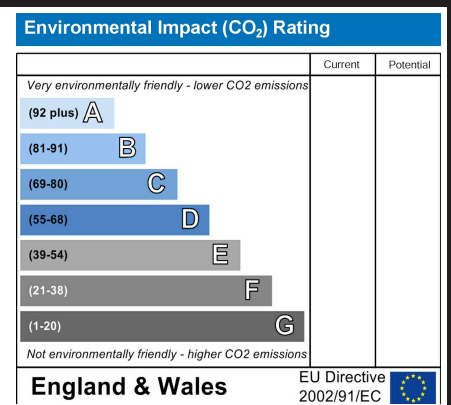
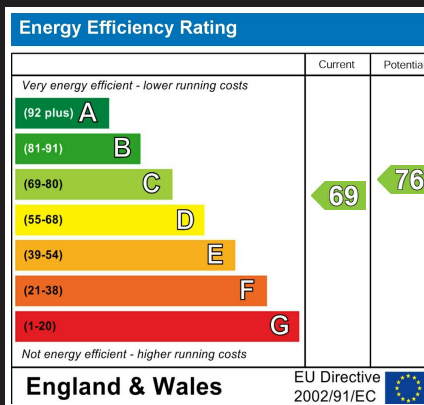
First Floor



Second Floor



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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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