



Cross Keys Estates

Opening doors to your future



12 Holly Park Close
Plymouth, PL5 4JY
£1,400 Per Calendar Month



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Cross Keys Estates is pleased to present this exquisite detached family residence located in the desirable Holly Park Close, on the outskirts of the charming village of Tamerton Foliot. This stunning home is available for rent immediately and offers a high-quality finish throughout, making it an ideal choice for families seeking comfort and style. Upon entering, you are welcomed by a feature entrance porch that leads into a spacious hallway. The open plan sitting and dining room provides a perfect space for family gatherings and entertaining guests. The fitted kitchen is both functional and stylish, while a convenient ground floor toilet adds to the practicality of the layout. The property boasts three well-proportioned bedrooms, ensuring ample space for family members, and an upstairs family bathroom that serves the household's needs.

- Detached Executive Family Residence
- Immaculately Presented Throughout
- Early Viewing Highly Recommended
- Modern Fitted Kitchen & Bathroom
- Large Garage (not car accessible), Driveway & PVCu DG
- Desirable Quiet Cul-De-Sac Location
- Three Ample Sized Bedrooms
- Available For Immediate Occupation
- Lovely Large Enclosed Rear Garden
- Rent £1400 Deposit £1,615 Holding £323



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.

Holly Park

A lesser known area of Plymouth, Holly Park is a very popular area which is tucked away on the border of Tamerton Foliot and lies on the edge of Tamerton Lake. This superb location provides peace and tranquility, with this property specifically being surrounded by the local woodland in which there are numerous walks and trails fantastic for those who enjoy being out in nature and dog-walkers alike. The area is well served by local amenities, with the closest stores being just a short drive away in Tamerton Foliot, Crownhill or Transit Way, and there are regular bus routes which operate within the area providing access to Plymouth City Centre and a number of other locations across the city. There are also popular primary and secondary schools not too far from the area which are all quite well regarded locally and boast good ofsted reports.

More Property Information

Externally, the property is equally impressive, featuring a well-maintained front garden and a large driveway that accommodates up to three vehicles. A single garage offers additional storage or parking options. The rear garden is a true highlight, showcasing beautiful green views over the surrounding landscape, providing a serene outdoor space for relaxation and play.

Situated in close proximity to excellent transport links, reputable schools, and local amenities, this property is perfectly positioned for family living. Available unfurnished for £1,495.00 per calendar month, it can be secured with a holding deposit of £345.00 and a full deposit of £1,725.00. Please note that this property is not available for sharers. This delightful home is ready to welcome its new tenants, offering a blend of comfort, style, and convenience in a sought-after location.

Porch

Entrance Hall

Sitting Room / Dining Room

23'4" x 10'8" (7.11m x 3.25m)

Fitted Kitchen

8'3" x 8'2" (2.51m x 2.49m)

Ground Floor Toilet

Landing

Primary Bedroom

11'3" x 10'9" (3.43m x 3.28m)

Bedroom 2

10'10" x 8'10" (3.30m x 2.69m)

Bedroom 3

7'10" x 6'9" (2.39m x 2.06m)

Bathroom

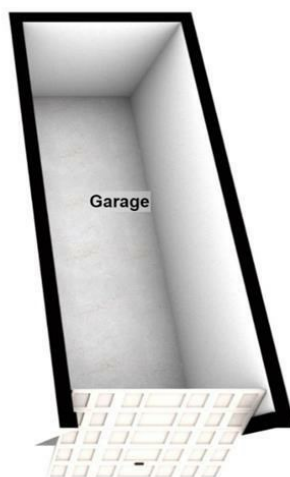
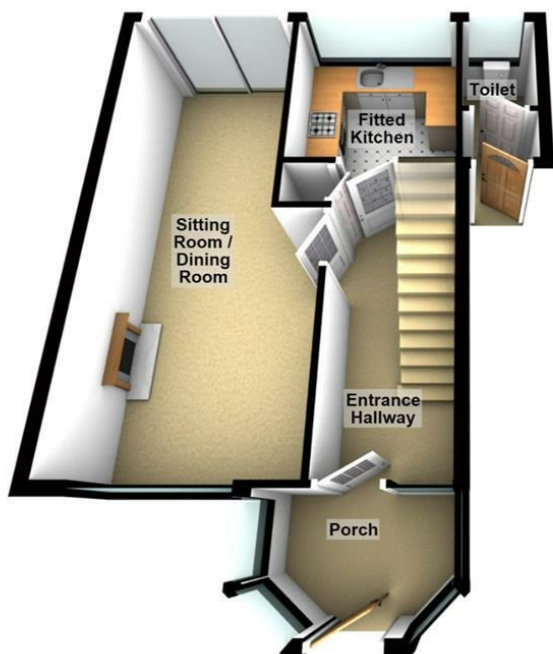
Rear Garden & Garage & Views

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



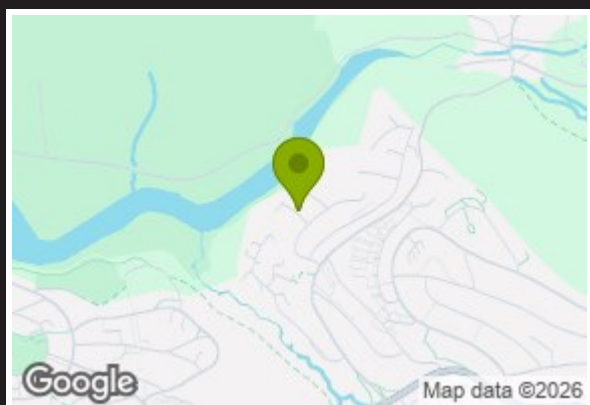
Ground Floor



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	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	84	89
(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 D



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