



# Cross Keys Estates

Opening doors to your future



32 Churchill Way  
Plymouth, PL3 4PR  
£1,500 Per Calendar Month



  
**Cross Keys Estates**  
Residential Sales & Lettings

32 Churchill Way, Plymouth, PL3 4PR

£1,500 Per Calendar Month

Cross Keys Estates are pleased to present this delightful house for rent on Churchill Way in the highly popular and sought-after area of Peverell. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking extra space.

Upon entering, you will find a large and airy sitting room that invites natural light, creating a warm and welcoming atmosphere. The modern kitchen/breakfast room is spacious and perfect for both cooking and casual dining, providing a wonderful space for family gatherings or entertaining friends.

The contemporary bathroom is generously sized, offering both style and comfort. Additionally, the property features a good-sized single garage and a driveway, ensuring ample parking and storage options.

- Newly Refurbished Peverell Property
- Newly Landscaped Gardens
- Single Garage and Driveway
- Close Proximity to Local Amenities
- Available Mid-End May 2026
- Modern, Spacious Kitchen / Breakfast Room
- Three Ample Sized Bedrooms
- Contemporary New Bathroom
- Double Glazing and GCH, EPC = D64
- Rent £1,500, Deposit £1,730, Holding £346



  
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## 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.

## 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).

## Peverell

Peverell is an extremely well-regarded area and has come to be known locally as very desirable due to its abundance of period terraced family homes. Situated along Weston Park road and boasts an enviable position with views towards Plymouth sound. This highly desirable area is extremely close to Central Park. Its location allows the benefit of being just a short distance from many local amenities found in nearby Hyde Park and Mutley Plain. Regular bus services operate along Peverell Park Road giving access into Plymouth City Centre and other areas further afield. This property also benefits from being within the catchment area of Hyde Park Primary School which is very popular locally and currently boasts a good Ofsted Report.

## More Property Information

Situated close to local amenities, this home offers convenience and accessibility to shops, schools, and parks, making it a perfect choice for those who appreciate community living.

Available for rent at £1,500 per calendar month, with a deposit of £1,730 and a holding deposit of £346, this property is ready for you to move in now. Don't miss the opportunity to make this lovely house your new home.

## Entrance Hallway

### Sitting Room

12'6" x 12'10" (3.81m x 3.91m)

### Kitchen/Dining Room

12'4" x 19'7" (3.77m x 5.97m)

### Toilet

### Landing

### Primary Bedroom

12'6" x 12'10" (3.81m x 3.91m)

### Bedroom 2

12'4" x 12'10" (3.77m x 3.91m)

### Bedroom 3

12'4" x 6'5" (3.77m x 1.96m)

### Family Bathroom

### Sales Department

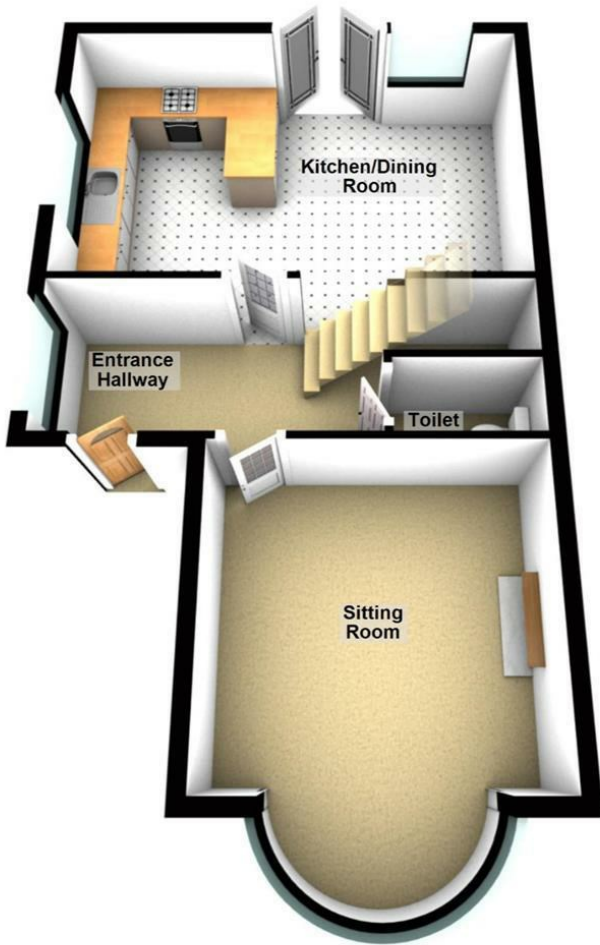
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

### Financial Services

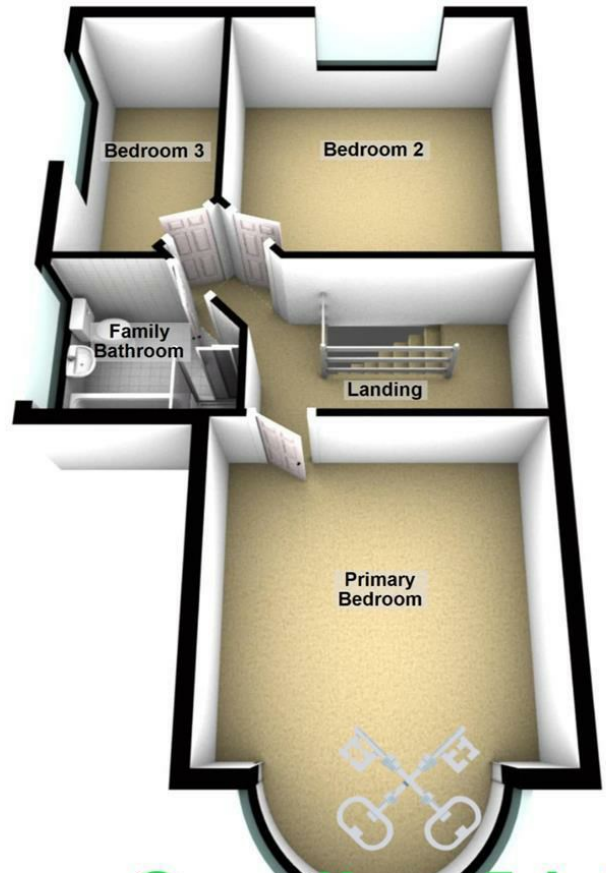
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



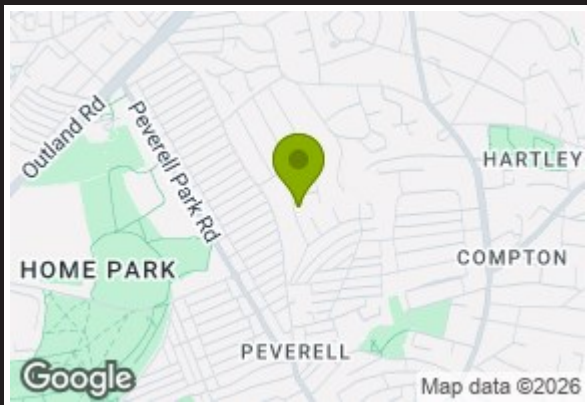
Ground Floor



First Floor



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">83</span> </div>
(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> 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>	<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">83</span> </div>
(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 C**



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