

# Cross Keys Estates

Opening doors to your future



86 Cotehele Avenue  
Plymouth, PL2 1LX  
£1,050 Per Calendar Month



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Cross Keys Estates is delighted to present this charming Victorian mid-terrace home located on Cotehele Avenue in Keyham. This delightful property offers a perfect blend of period features and modern living, making it an ideal choice for those seeking a comfortable and stylish home.

Upon entering, you are welcomed by an entrance vestibule that leads into a spacious reception hallway. The ground floor comprises two inviting reception rooms, including a cosy sitting room and a separate dining room, perfect for entertaining guests or enjoying family meals. The contemporary fitted kitchen is well-equipped and provides a functional space for culinary pursuits.

- Victorian Mid Terraced House
- Two Ample Double Bedrooms
- Three Piece Bathroom Suite
- Close To Schools & Amenities
- Available For Rent Immediately
- Well Presented Throughout
- Good Size Lounge & Dining Room
- Private Courtyard Garden, EPC - D66
- uPVC Double Glazing & Gas Central Heating
- Rent £1,050, Deposit £1,211, Holding £242



## 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) and Plymouth airport (5 miles from the city centre).

### Keyham

Keyham is a Victorian/Edwardian built area of Plymouth in the English county of Devon. It was built to provide dense affordable housing just outside the wall of HM Dockyard Devonport for the thousands of civilian workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged mid-century by Keyham Steam Yard - Keyham at that period was a suburb of Devonport itself. Keyham Steam Yard was one of the locations for the first trials of the Fairbairn patent crane. The development of housing was so rapid that HMS Hotspur later renamed HMS Monmouth was provided as a chapel ship for Roman Catholic services until the Roman Catholic Church of Our Most Holy Redeemer was built in 1901. That church was destroyed by fire following a bombing raid in 1941 and it was rebuilt in 1954. Parts of the southern end are now subject to massive redevelopment using a regeneration package. It has a railway station. Drake Primary School and Keyham Barton Primary Schools, educate 4 - 11 year olds, with most secondary school children, attending Stoke Community College, Devonport High School for Boys or Marine Academy Plymouth (in King's Tamerton). College students, may attend Goschen Centre, or the Kings Road Centre.

### More Property Information

The first floor features two generously sized double bedrooms, each offering ample space and natural light. Completing the accommodation is a well-appointed bathroom, conveniently located upstairs for ease of access. One of the standout features of this property is the fantastic private courtyard to the rear, providing a lovely outdoor space for relaxation or al fresco dining.

This home is available for immediate rental at a monthly rent of £1,050, with a deposit of £1,211 and a holding deposit of £242. With its desirable location and charming character, this Victorian terrace is not to be missed. We invite you to arrange a viewing and discover the potential of this lovely home for yourself.

### Entrance Vestibule

### Entrance Hall

### Sitting Room

13'11" x 11'8" (4.24m x 3.55m)

### Fitted Kitchen

9'4" x 8'8" (2.85m x 2.65m)

### Dining Room

11'6" x 8'10" (3.51m x 2.70m)

### Landing

### Bedroom 1

11'9" x 14'11" (3.58m x 4.55m)

### Bedroom 2

11'5" x 8'10" (3.47m x 2.70m)

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### Bathroom

### Rear Courtyard

### Cross Keys Estates Sales Department

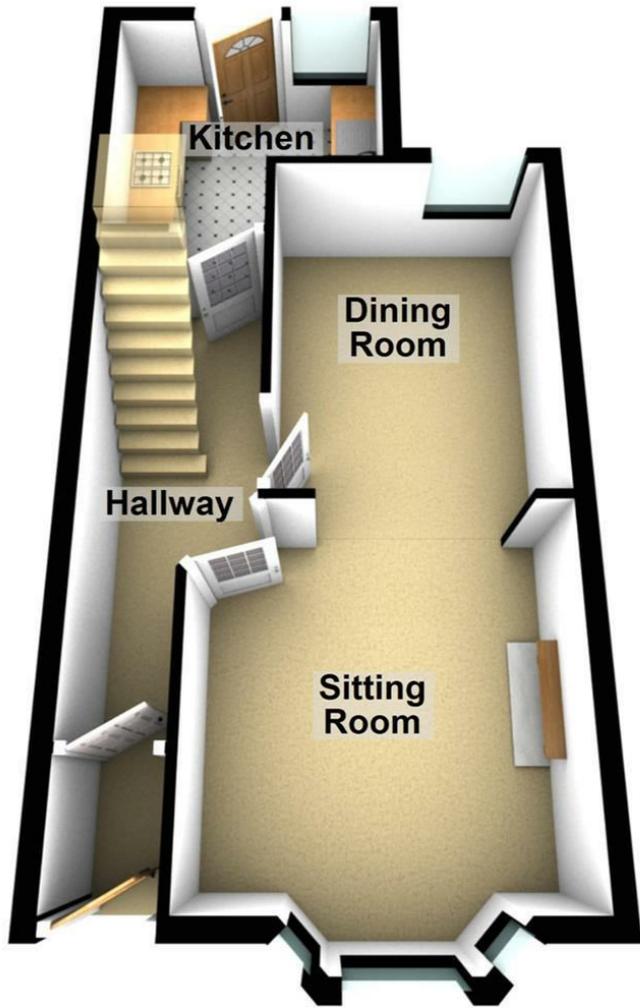
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

### Financial Services

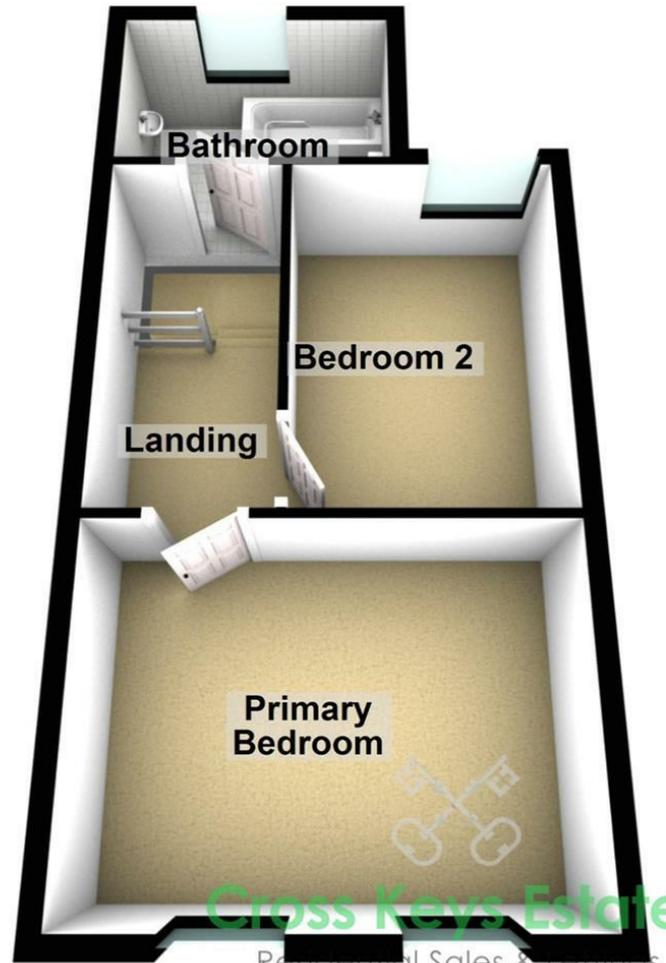
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk



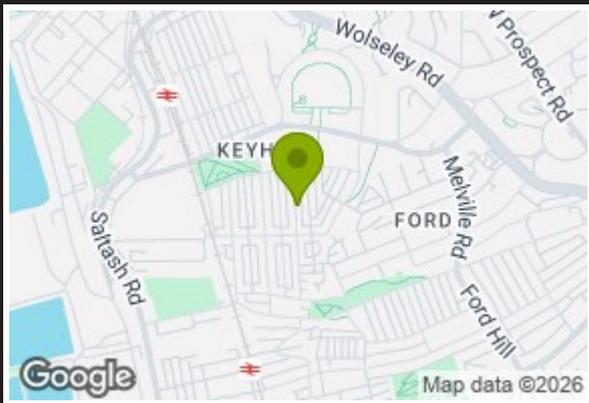
## Ground Floor



## First Floor



Cross Keys Estates  
Residential Sales & Lettings



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

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