

# Cross Keys Estates

Opening doors to your future



2 Coleridge Gardens  
Plymouth, PL4 7NY  
£1,375 Per Calendar Month



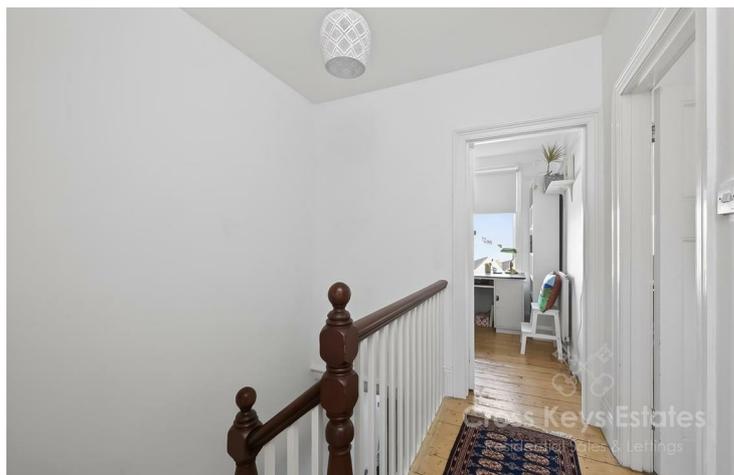
## 2 Coleridge Gardens, Plymouth, PL4 7NY

£1,375 Per Calendar Month

Cross Keys Estates are pleased to present, nestled in the charming area of Coleridge Gardens, Lipson, this delightful terraced house offers a perfect blend of modern living and period features. Built in approx 1900, the property boasts a spacious open-plan ground floor, ideal for both entertaining and family life. The well-appointed kitchen is equipped with an induction hob, making cooking a pleasure.

This four-bedroom home provides ample space for a growing family or those seeking extra room for guests. The basement bedroom offers a unique and versatile living option, while the first floor features three additional bedrooms and a stylish bathroom.

- Beautiful Four Bedroom Terraced Home
- Sitting Room & Large Kitchen/Diner
- Stunning Bathroom With Stand Alone Bath
- Unrestricted On Street Parking Available
- Available To Rent January 2026, EPC TBC
- Open Plan Living On Ground Floor
- Three Double & One Single Bedroom
- Low Maintenance Courtyard To Rear
- Great Access To Plenty Of Local Amenities
- Rent £1,375, Deposit £1,586, Holding £317



## 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).

### Lipson

Situated in Lipson which boasts a convenient central location within close proximity to a wealth of local amenities found in nearby Mutley Plain and slightly further away in the City Centre. Regular local bus services run nearby along Old Laira Road/Alexandra Road giving access into the City Centre and other areas across the city. Lipson Co-operative Academy and Lipson Vale Primary School are both located nearby and both have Good Ofsted Reports.

### More Property Information

The bathroom is particularly noteworthy, featuring a standalone bath alongside a separate shower, catering to all your relaxation needs.

On-street parking is available, ensuring convenience for residents and visitors alike. With a rental price of £1,375 per month, a deposit of £1,586, and a holding deposit of £317, this property is set to be available from January 2026.

Coleridge Gardens is a sought-after location, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property presents a wonderful opportunity to secure a charming home in a vibrant community. Don't miss your chance to make this lovely house your new home.

### Sitting Room

12'10" x 12'6" (3.91m x 3.80m)

### Kitchen/Diner

12'10" x 18'7" (3.92m x 5.66m)

### Utility

9'7" x 2'5" (2.91m x 0.74m)

### Landing

#### Primary Bedroom

13'0" x 10'11" (3.95m x 3.34m)

#### Bedroom 2

12'9" x 10'11" (3.88m x 3.34m)

#### Bedroom 3

8'3" x 7'3" (2.52m x 2.22m)

### Bathroom

#### Basement Bedroom

10'2" x 17'9" (3.10m x 5.40m)

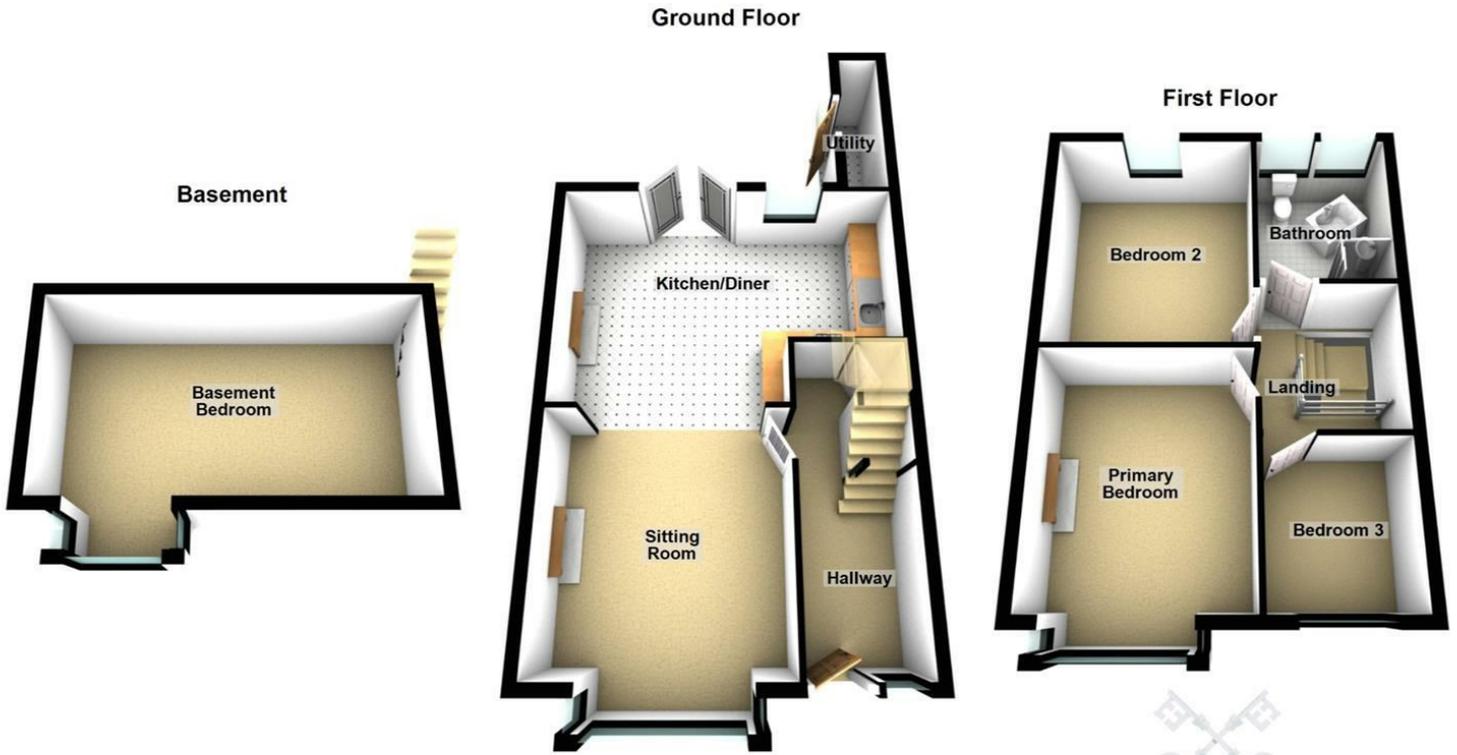
### Cross Keys Estates Sales Department

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

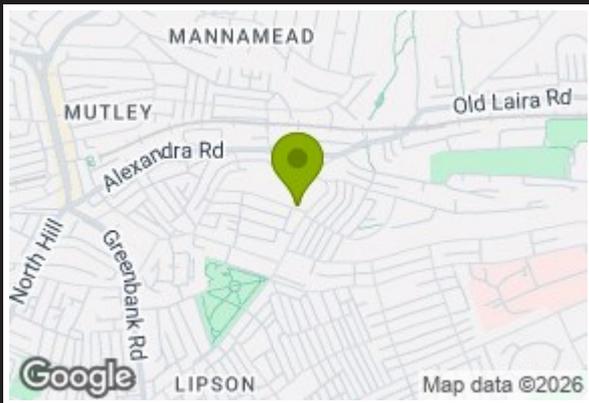
### Financial Services

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





  
**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		65	76
		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 B**



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