



Cross Keys Estates

Opening doors to your future



1 Sycamore Drive
Plymouth, PL6 7QQ
£1,800 Per Calendar Month



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Cross Keys Estates is thrilled to present this exquisite modern detached executive family home, situated in the highly desirable village of Woolwell, North Plymouth. This stunning residence boasts a generous layout, featuring two spacious reception rooms, perfect for both relaxation and entertaining. The ground floor comprises an inviting entrance hallway with a cloakroom, a comfortable sitting room, and a dining room that flows seamlessly into a newly fitted kitchen. On the first floor, you will find four well-proportioned bedrooms, with the primary bedroom benefiting from its own ensuite shower room, ensuring privacy and convenience for the homeowners. Additionally, there is a family bathroom to cater to the needs of the household.

- Beautiful Detached Executive Style Residence
- Sitting Room, Dining Room, Fitted Kitchen
- Family Bathroom, Ground Floor Cloakroom
- Ideal Location For Derriford Hospital
- Available For Immediate Occupation
- North Plymouth And Sought After Location
- Four Generous Bedroom, Primary En-Suite
- Double Width Garage And Driveway
- Family Friendly Wrap Around Gardens
- Rent £1800, Holding £415, Deposit £2076



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-south-west 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 South West, 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.

Woolwell

Woolwell is a highly sought-after location on the northern fringes of Plymouth which benefits from many local amenities including a range of Supermarkets and a popular primary school. Local transport links give access into Plymouth City Centre as well as Dartmoor National Park. This area is appreciated by many NHS staff and medical workers due to its close proximity to Derriford Hospital and the Peninsula Medical Centre.

More Property Information

The property is complemented by a double-width driveway, providing ample parking for up to four vehicles, along with an integrated double-width garage for extra storage or vehicle accommodation. The wrap-around gardens are family-friendly and offer delightful views of the adjacent moorland, making it an ideal setting for outdoor activities and family gatherings.

This home is perfectly positioned for those working at Derriford Hospital or the Science Park, adding to its appeal for professionals seeking a convenient location. With a rental price of £1800.00 per calendar month and a full deposit of £2076.00 and can be reserved with a holding deposit of just £415.00, this property is expected to attract significant interest and will not remain on the market for long. Don't miss the opportunity to make this beautiful house your new home.

Entrance Hallway

Sitting Room

12'8" x 17'6" (3.87m x 5.34m)

Dining Room

12'8" x 9'11" (3.87m x 3.02m)

Fitted Kitchen

9'9" x 11'8" (2.97m x 3.55m)

Toilet

Landing

Primary Bedroom

14'9" x 9'7" (4.50m x 2.91m)

En-suite Shower Room

Bedroom 2

9'11" x 9'0" (3.03m x 2.74m)

Bedroom 3

9'2" x 8'6" (2.80m x 2.60m)

Bedroom 4

9'2" x 6'10" (2.80m x 2.08m)

Family Bathroom

Double Garage

15'3" x 16'11" (4.64m x 5.16m)

Gardens & Views

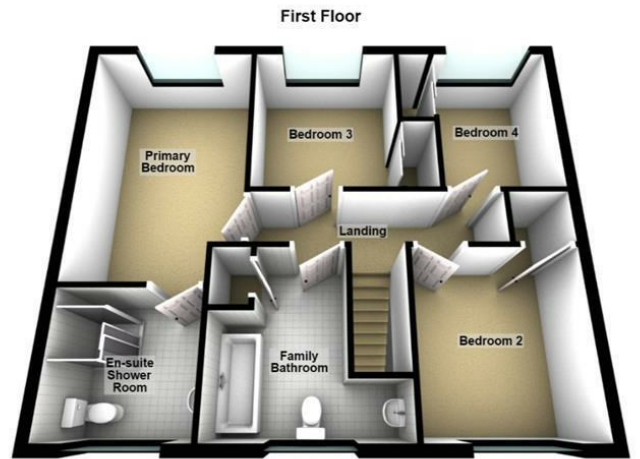
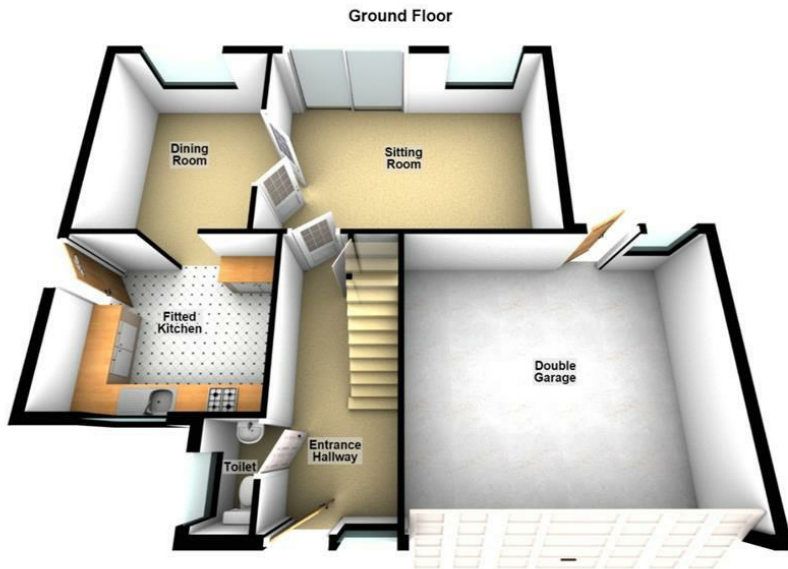
Cross Keys Sales Department

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			78
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(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 E



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