



Cross Keys Estates

Opening doors to your future



FFF 13 Compton Park Road
Plymouth, PL3 5BU
£1,050 Per Calendar Month



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Cross Keys Estates are pleased to bring to the rental market this spacious first-floor apartment, nestled in the desirable area of Mannamead, on Compton Park Road, the property offers a delightful living experience. Forming part of a substantial detached property, this residence boasts a prime location that is both tranquil and conveniently close to local amenities.

The apartment features a well-proportioned reception room, perfect for relaxation or entertaining guests. With two comfortable bedrooms, it provides ample space for individuals or small families. The bathroom is thoughtfully designed, complete with a shower over bath and a separate WC, ensuring convenience and privacy.

- Well Presented First Floor Apartment
- Two Substantial Double Bedrooms
- Fitted Kitchen With Wooden Worktops
- Unrestricted On-Street Parking Available
- Available Immediately To Rent
- Highly Popular & Convenient Location
- Light & Airy Lounge With Bay Window
- Bathroom & Separate Toilet, EPC D
- Double Glazed, Centrally Heated
- 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

Plymouth is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

Mannamead

The very popular and sought-after location of Mannamead is a suburb famed for its tree lined roads. The late Victorian Emmanuel church which provides a distinctive landmark is situated on Mannamead which serves as one of the main routes into the Plymouth City Centre. There is a full range of schooling nearby both state and private, these include Plymouth College, Compton C of E, Hyde park and Kings primary schools. Locally there are a small selection of convenience stores. Within approximately ¼ mile you have Hyde Park Shops and Mutley Plain which has a selection of independent and mainstream shops.

More Property Information

Residents will also benefit from access to the communal gardens, providing a lovely outdoor space to enjoy the fresh air and greenery.

Available for rent at £1,050 per month, with a deposit of £1,211 and a holding deposit of £242, this apartment presents an excellent opportunity for those seeking a quality home in a sought-after location. Don't miss the chance to make this charming apartment your new resi

Living Room

15'7" x 12'0" (4.75m x 3.65m)

Kitchen

8'6" x 8'10" (2.59m x 2.70m)

Landing

Bedroom 1

12'9" x 11'8" (3.89m x 3.56m)

Bedroom 2

11'10" x 10'6" (3.60m x 3.20m)

Bathroom

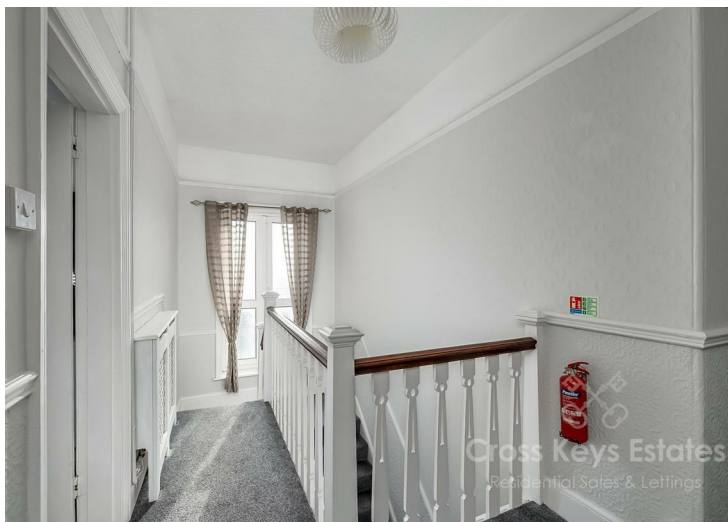
Toilet

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



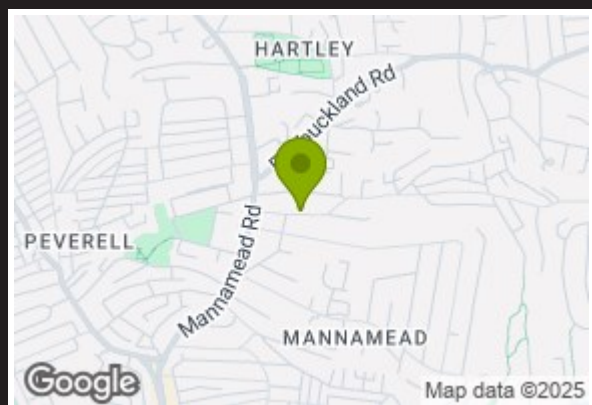
Ground Floor



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		
	61	70
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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 B

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