

# Cross Keys Estates

## Opening doors to your future



Cross Keys Estates  
Residential Sales & Lettings



65 Eco Way  
Plymouth, PL6 7FP  
£1,400 Per Calendar Month



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Cross Keys Estates are pleased to bring to the market this stunning four-bedroom house located in the sought-after eco homes development of Eco Way, Roborough, Plymouth. This property is designed with modern living in mind, spread elegantly over three levels, providing ample space for families or professionals seeking a comfortable and stylish home.

As you enter, you will be greeted by a high specification finish that runs throughout the property, showcasing contemporary design and eco-friendly features. The home boasts a well-appointed shower room, a family bathroom, and an additional WC, ensuring convenience for all residents and guests.

- Stunning Modern Four Bedroom House
- Open Plan Ground Floor Living Room & Kitchen
- Front & Rear Garden With Patio
- Close To Local Shops & Amenities
- Available Immediately, Unfurnished
- Popular Eco Way/Solar Crescent Development
- Finished To A High Standard Throughout
- Family Bathroom, Shower Room & WC
- Two Allocated Off Road Parking Spaces
- Rent £1,400, Deposit £1,615, Holding £323



## 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.

### Roborough

Roborough 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

One of the standout features of this property is its impressive Energy Performance Certificate rating of A, highlighting its commitment to sustainability and energy efficiency. This eco home not only reduces your carbon footprint but also offers potential savings on energy bills.

For those with vehicles, the property includes two allocated parking spaces, a valuable asset in this popular area. The property is available to rent immediately at a rent of £1,400 per calendar month, with a deposit of £1,615 and a holding deposit of £323.

In summary, this exceptional home on Eco Way presents a unique opportunity to live in a modern, eco-friendly environment while enjoying the comforts of contemporary living. Don't miss your chance to make this remarkable property your own.

#### Living Room

11'3" x 14'5" (3.43m x 4.40m)

#### Kitchen

14'10" x 7'3" (4.53m x 2.21m)

#### WC

#### Landing

#### Bedroom 2

6'7" x 14'2" (2.00m x 4.31m)

#### Bedroom 3

9'3" x 7'0" (2.82m x 2.14m)

#### Bedroom 4

5'0" x 6'9" (1.53m x 2.07m)

#### Landing

#### Bathroom

#### Primary Bedroom

11'9" x 14'2" (3.57m x 4.31m)

#### Shower Room

#### Storage

#### Garden

#### 2 x Allocated Parking Spaces

#### Cross Keys Estates Sales Department

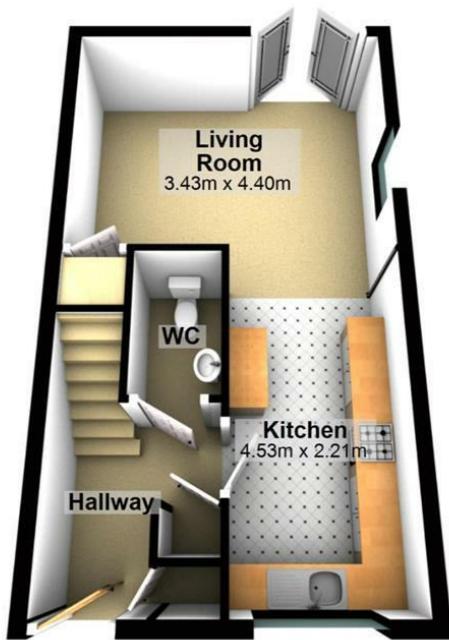
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buying a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or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



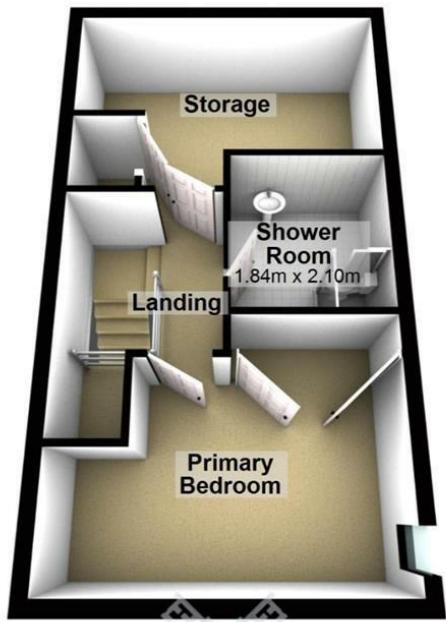
## Ground Floor



## First Floor



## Second Floor



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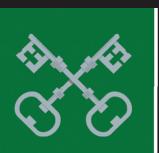
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 C**



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