



# Cross Keys Estates

Opening doors to your future



13 Beaumont Avenue  
Plymouth, PL4 8DX  
£1,100 Per Month



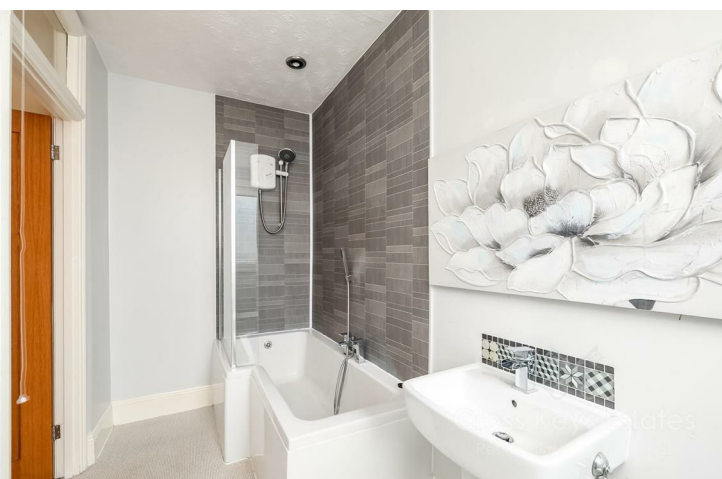
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Cross Keys Estates is delighted to present this charming mid-terraced house located on Beaumont Avenue. This well-maintained property has recently been repainted, offering a fresh and inviting atmosphere for its new occupants.

Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable living room, perfect for relaxation or entertaining guests. The ground floor boasts a large kitchen/diner, ideal for family meals and gatherings, along with a convenient utility room and a cloakroom with WC, enhancing the practicality of the home.

- Two Bedroom Mid-Terraced House
- Useful Utility Room & Ground Floor WC
- Enclosed Courtyard Garden
- Great Access To City Centre
- Available Immediately To Rent, EPC E50
- Large Kitchen / Dining Room
- Modern Three Piece Bathroom Suite
- On Street Permit Parking Available
- uPVC DG, Gas Central Heating
- Rent £1,100, Deposit £1,269, Holding £253



## 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.

### Beaumont

Beaumont Park was the vision of Reverend Thomas Bewes who owned Beaumont House (built in 1800) which borders the park. He bequeathed the land which now forms the park to the people of Plymouth after his death in 1890. The park was opened to the public in 1892, in those days there were clear views across Sutton Harbour and the Plymouth Sound.

The park is surrounded by high walls and forms a unit with the next door Beaumont House. There are formal gardens near to the house whilst the rest of the park contains mature trees. The park is known to some as 'Squirrel Park' because of the abundance of grey squirrels which scamper about between the trees.

In 1899, Beaumont Road became the first tram route to be electrified in Plymouth. There are reminders of the tram days still on the south wall of Beaumont House, though the last tram passed in 1936.

Before it's present ownership, Beaumont House was used as a museum (1898 to 1916) and a medical dispensary (1916 to 1988).

### More Property Information

As you ascend to the first floor, you will find two well-proportioned bedrooms, providing ample space for rest and personalisation. The luxurious bathroom features a modern WC and a shower, ensuring a delightful experience for your daily routines.

The property also benefits from an enclosed courtyard at the rear, offering a private outdoor space for enjoying the fresh air or hosting small gatherings.

This lovely home is available for immediate rental at £1,100 per month, with a deposit of £1,269 and a holding deposit of £253. This is an excellent opportunity for those seeking a comfortable and stylish residence in a sought-after location. Do not miss the chance to make this delightful property your new home.

### Living Room

10'8" x 11'7" (3.24m x 3.53m)

### Kitchen/Dining Room

10'10" x 14'10" (3.29m x 4.52m)

### Utility

11'5" x 4'2" (3.47m x 1.26m)

### WC

### Hallway

### Bedroom 1

11'10" x 14'10" (3.61m x 4.52m)

### Bedroom 2

7'6" x 9'5" (2.28m x 2.87m)

### Bathroom

### Courtyard

### Cross Keys Estates Sales Department

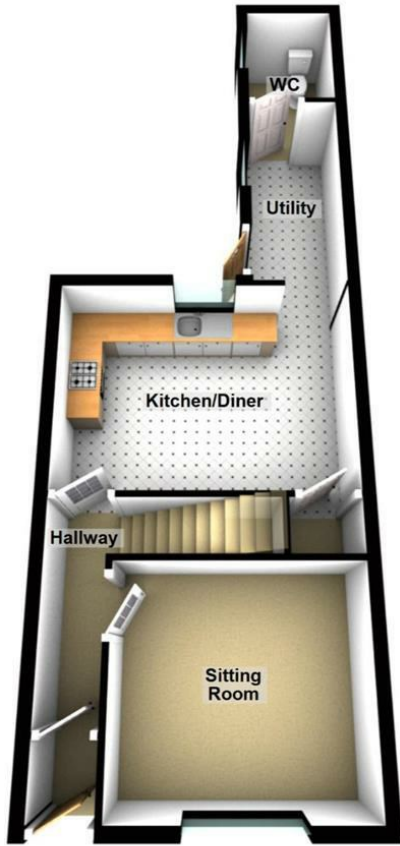
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

### Financial Services

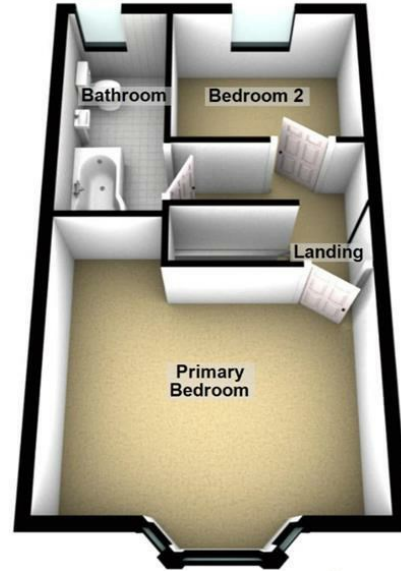
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment 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



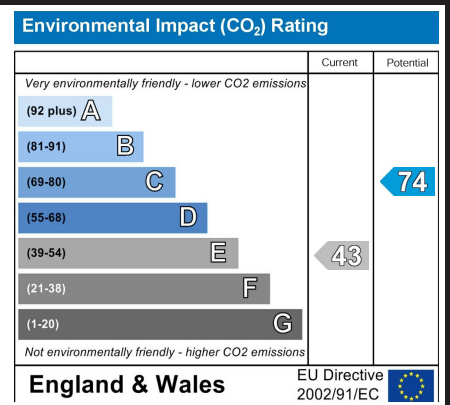
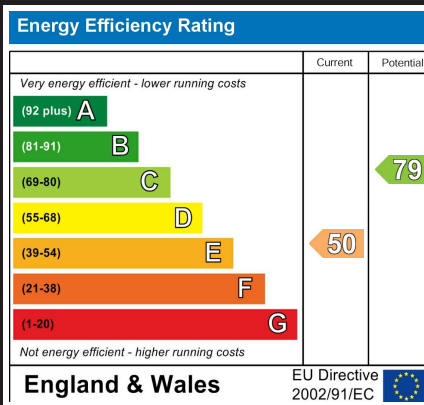
**Ground Floor**



**First Floor**



**Cross Keys Estates**  
Residential Sales & Lettings



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**Council Tax Band B**



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