



# Cross Keys Estates

Opening doors to your future



17 Herbert Street  
Plymouth, PL2 1RX  
£1,250 Per Calendar Month

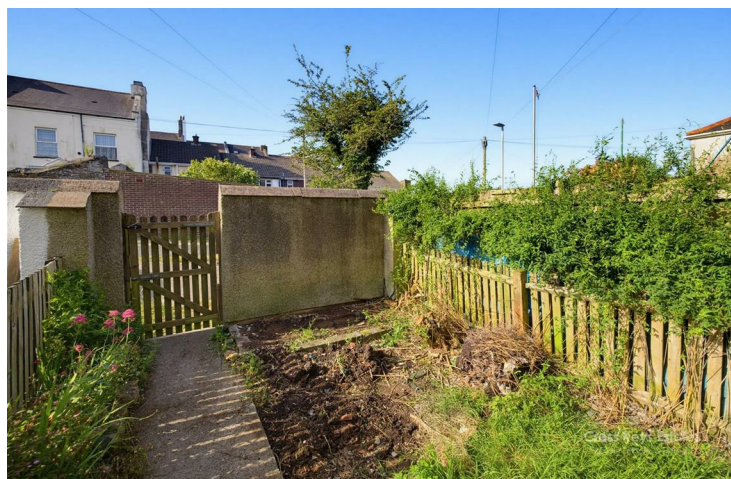


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Cross Keys Estates is pleased to present this charming three-storey modern townhouse located on Herbert Street in the tranquil "Home Zone" area of Morice Town. This delightful modern built property, has been recently refurbished to a high standard, making it an ideal choice for those seeking a comfortable and contemporary living space. Upon entering, you are welcomed by an entrance hall that leads to a newly fitted kitchen at the front, perfect for culinary enthusiasts. The light and airy living room at the rear offers a wonderful space for relaxation and entertainment, with direct access to the enclosed rear garden, providing a private outdoor retreat. Additionally, the property includes off-road parking for one vehicle, ensuring convenience for residents.

- Spacious Modern Build Townhouse
- Allocated Off-Road Parking
- Popular Residential Location
- Ample-Sized Light Sitting Room
- Early Viewing Recommended, EPC=C74
- Private Rear Courtyard Garden
- Four Generous-Sized Bedrooms
- Modern Contemporary Fitted Kitchen
- Close To Local Amenities / School
- Rent £1250 Holding £288 Deposit £1442



## 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.

## Morice Town

This property is located within the popular residential area of Morice Town. Morice Town has in recent years under gone extensive refurbishment and now has a 'Home Zone' area which comprises of bricked roads with raised planters and residents parking. Morice Town is situated within close proximity to the Torpoint Ferry which provides easy access into Cornwall. Morice Town is also close to the Dockyard making this property ideal for Dockyard workers. Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored

## More Property Information

The upper two floors house four well-proportioned bedrooms, comprising three doubles and one single, making it suitable for families or those needing extra space. The family bathroom is thoughtfully located to serve all bedrooms. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

This lovely home is available for immediate occupation at a monthly rent of £1,250.00, with a full deposit of £1,442.00. A holding deposit of just £288.00 can secure this property, making it an attractive option for prospective tenants. Given its prime location and modern amenities, we highly recommend an early internal viewing, as this property is sure to attract considerable interest and will not remain on the market for long.

## Storm Porch

## Entrance Hallway

## Kitchen

10'5" x 9'2" (3.18m x 2.79m)

## Living Room

12'6" x 12'10" (3.81m x 3.91m)

## Ground Floor Toilet

## Landing

## Primary Bedroom

10'6" x 12'10" (3.20m x 3.91m)

## Bedroom 2

10'5" x 12'10" (3.17m x 3.91m)

## Landing

## Bedroom 3

10'5" x 12'10" (3.17m x 3.91m)

## Bedroom 4

7'5" x 12'10" (2.27m x 3.91m)

## Family Bathroom

## Garden/ Off Road Parking

## Cross Keys Estates Sales Department

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## Financial Services

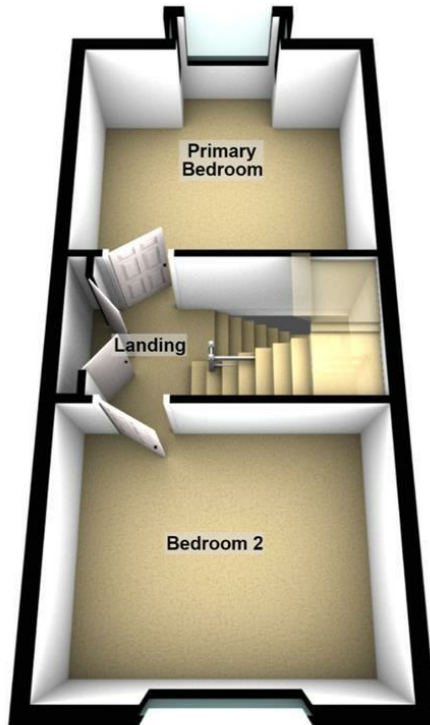
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment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



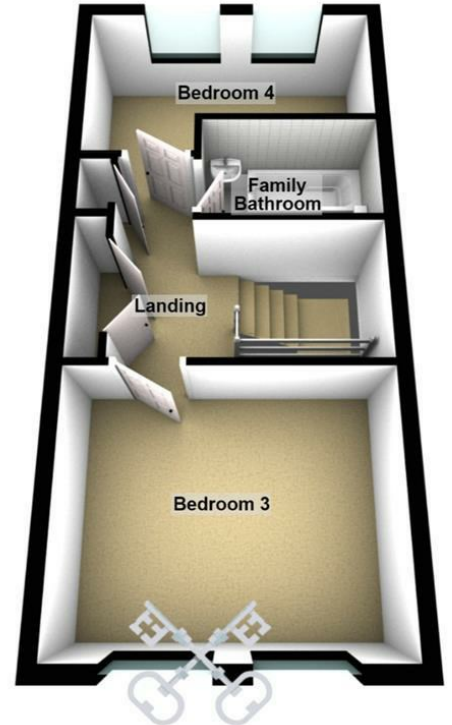
Ground Floor



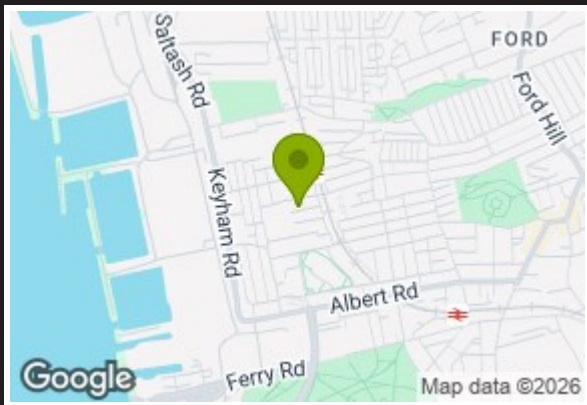
First Floor



Second Floor



**Cross Keys Estates**  
Residential Sales & Lettings



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 74                      | 85        |
| <b>England &amp; Wales</b>                  |  | 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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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