

# Cross Keys Estates

Opening doors to your future



86 Beaumaris Road  
Plymouth, PL3 5SA  
£1,450 Per Calendar Month





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Cross Keys Estates are delighted to present to the rental market this stunning four bedroom semi detached home situated within the quiet but central location of Hartley Vale. This beautiful and extended home offers a wealth of accommodation which comprises entrance porch, hallway, open plan kitchen/dining room, sitting room, utility, downstairs shower room, small garage/store, landing, four bedrooms, bathroom and an en-suite serving the main bedroom. Externally the property boasts a driveway, front garden and to the rear a fantastic rear garden offering privacy, lawn and an adult decked area perfect for Al-Fresco dining.

- 4 Bedroom Semi Detached Home
- Beautifully Presented Property
- Two Double & Two Single Bedrooms
- Generous South-Facing Rear Garden
- Available Mid-November 2025, Unfurnished
- Convenient, Popular & Central Location
- Modern Fitted Kitchen/Diner, Patio Doors
- En Suite Shower Room & Bathroom
- Single Garage & Driveway For 2 Cars
- Rent: £1,450, Deposit: £1,623, Holding: £334





## 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

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airport located in Exeter (49 miles away).

### Hartley Vale

This enviable position affords the property easy access to local amenities found in nearby Crownhill Village, Mutley Plain and Higher Compton along with easy access onto the A38 Dual Carriageway making it an ideal location for commuters looking to head into Cornwall via the Tamar Bridge which is just a few minutes drive away or to the rest of the UK via the M5 at Exeter. Hartley as a whole is very highly regarded locally as a desirable and affluent area of Plymouth due to it's abundance of beautifully designed and generously sized family homes. The area is well served by local schools with Compton C of E Primary School being just a short distance away and very popular, along with Eggbuckland Secondary School which is also quite popular. Regular bus routes operate nearby giving access into Plymouth City Centre which is just a short drive away and to other areas all across the city.

### More Property Information

This wonderful family home is available to rent immediately, unfurnished and can be secured with a holding deposit of £334.00 and a full deposit of £1,673. Situated a short walk from a host of excellent local schooling, amenities and transport links this property is sure to be popular and an early internal viewing comes most highly recommended. We apologise however this property will not be available to sharers.

Porch

Hallway

Kitchen/Dining Room

9'4" x 21'3" (2.85m x 6.48m)

Sitting Room

14'0" x 11'0" (4.26m x 3.36m)

Shower Room

Utility Room

6'0" x 5'8" (1.82m x 1.72m)

Landing

Bedroom 1

10'9" x 10'8" (3.28m x 3.25m)

En-suite

Bedroom 2

12'7" x 10'8" (3.83m x 3.25m)

Bedroom 3

7'5" x 6'5" (2.25m x 1.96m)

Bedroom 4

8'8" x 7'4" (2.63m x 2.23m)

Bathroom

:

Garage

Rear Garden

### 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 Peter Nixon Financial Services, 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.millman@pn-fs.co.uk



## Ground Floor

Approx. 680.3 sq. feet

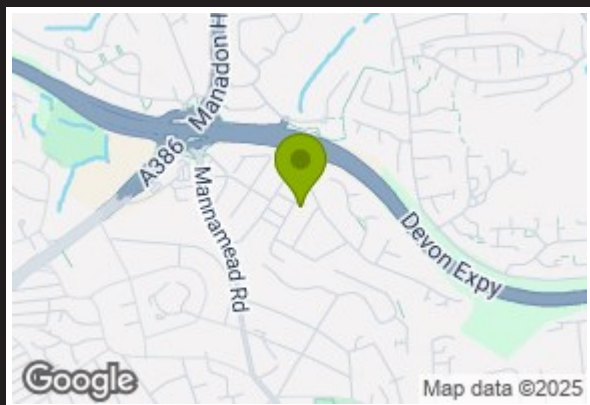


## First Floor

Approx. 551.4 sq. feet



Total area: approx. 1231.7 sq. feet



### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 86        |
| (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

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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 D**



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