



# Cross Keys Estates

Opening doors to your future



116 Cotehele Avenue  
Plymouth, PL2 1LX  
£1,095 Per Calendar Month





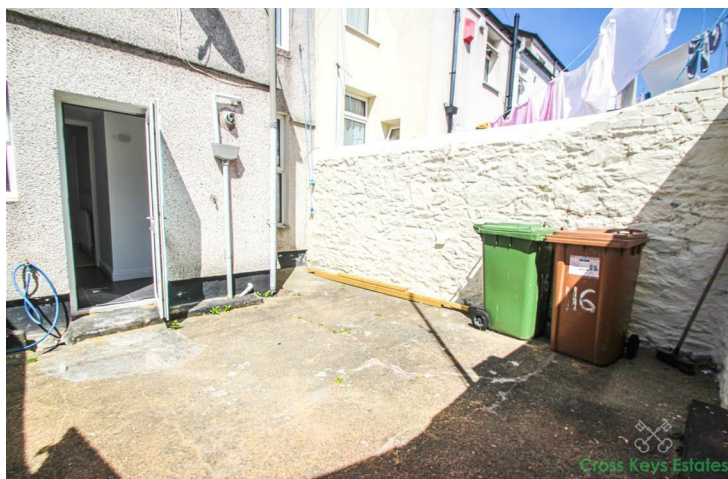
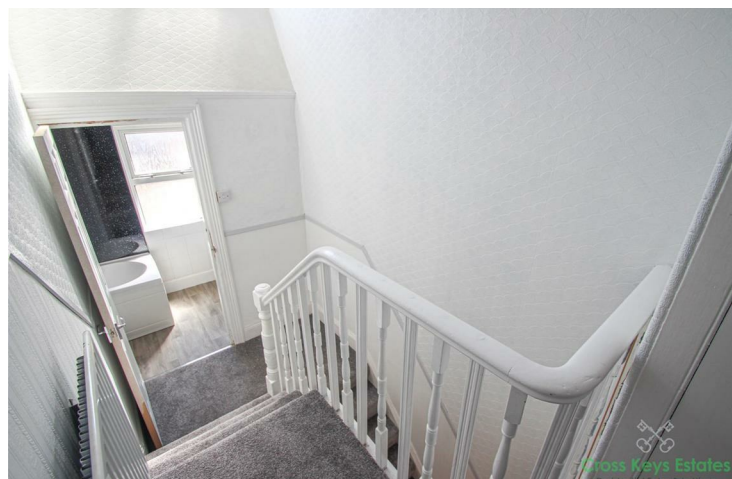
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Cross Keys Estates are pleased to bring to the rental market this charming Victorian terrace family home which offers a perfect blend of classic character and modern convenience. As you enter through the welcoming vestibule, you are greeted by a spacious reception hallway that leads to two inviting reception rooms. The sitting room is perfect for relaxation, while the separate dining room provides an ideal space for family meals and entertaining guests.

The property boasts three ample bedrooms, ensuring plenty of room for family living or guests. The upstairs bathroom is well-appointed, catering to the needs of a busy household.

- Victorian Mid Terrace Home
- Well Presented Throughout
- Early Viewing Recommended
- Great Access To Local Amenities & Parks
- Available To Rent Immediately
- Three Ample Sized Bedrooms
- Sitting Room & Separate Diner
- Three Piece Bathroom Suite
- Low Maintenance Private Courtyard Garden
- Rent £1,095, Deposit £1,263, Holding £252





## 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/student economy since the early 2000's.

### Keyham

Keyham is a Victorian/Edwardian built area of Plymouth in the English county of Devon. It was built to provide dense affordable housing just outside the wall of HM Dockyard Devonport for the thousands of civilian workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged mid-century by Keyham Steam Yard - Keyham at that period was a suburb of Devonport itself. Keyham Steam Yard was one of the locations for the first trials of the Fairbairn patent crane. The development of housing was so rapid that HMS Hotspur later renamed HMS Monmouth was provided as a chapel ship for Roman Catholic services until the Roman Catholic Church of Our Most Holy Redeemer was built in 1901. That church was destroyed by fire following a bombing raid in 1941 and it was rebuilt in 1954. Parts of the southern end are now subject to massive redevelopment using a regeneration package. It has a railway station. Drake Primary School and Keyham Barton Primary Schools, educate 4 - 11 year olds, with most secondary school children, attending Stoke Community College, Devonport High School for Boys or Marine Academy Plymouth (in King's Tamerton). College students, may attend Goschen Centre, or the Kings Road Centre.

### More Property Information

The kitchen is functional and provides access to the rear of the property, where you will find a low maintenance courtyard-style garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

This home benefits from PVCu double glazing and gas central heating, ensuring comfort throughout the seasons. Available now unfurnished, this property is offered at a competitive rental price of £1,095.00 per calendar month, with a deposit of £1,263.00 and a holding deposit of £252.00.

With its prime location and spacious layout, this Victorian terrace home is an excellent opportunity for those seeking a family-friendly environment in Keyham. Don't miss your chance to make this delightful property your new home.

### Entrance Vestibule

### Reception Hall

17'7" x 3'1" (5.37m x 0.95m)

### Sitting Room

14'9" x 11'5" (4.49m x 3.48m)

### Dining Room

12'6" x 8'7" (3.81m x 2.61m)

### Kitchen

7'5" x 5'11" (2.25m x 1.81m)

### Landing

### Primary Bedroom

12'6" x 8'10" (3.81m x 2.70m)

### Bedroom 2

12'5" x 7'7" (3.78m x 2.32m)

### Bedroom 3

9'5" x 6'7" (2.88m x 2.01m)

### Bathroom

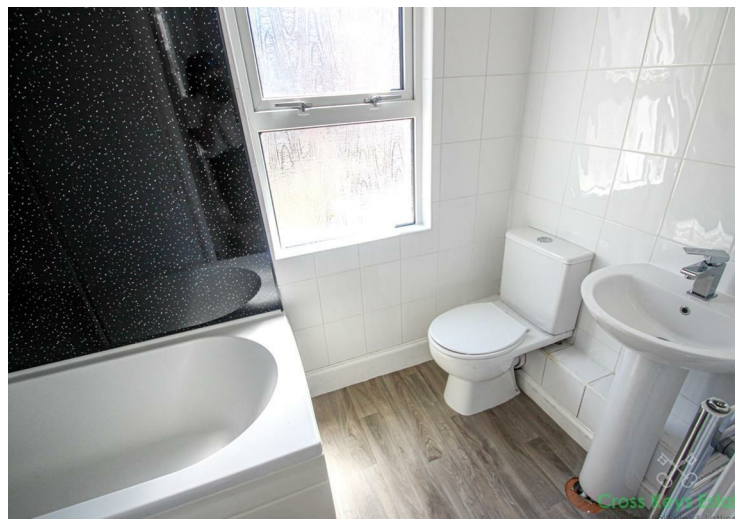
### Rear Garden

### Cross Keys Estates Sales Department

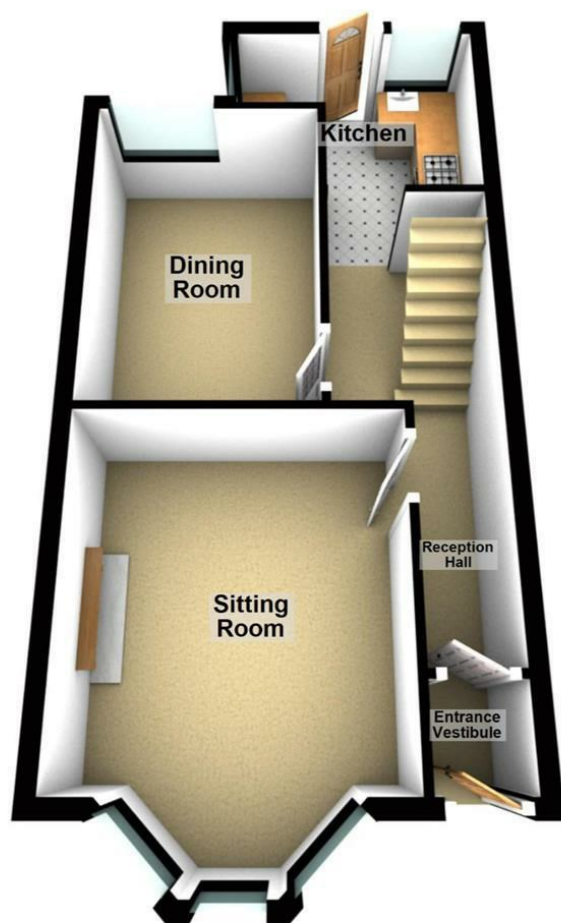
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

### Financial Services

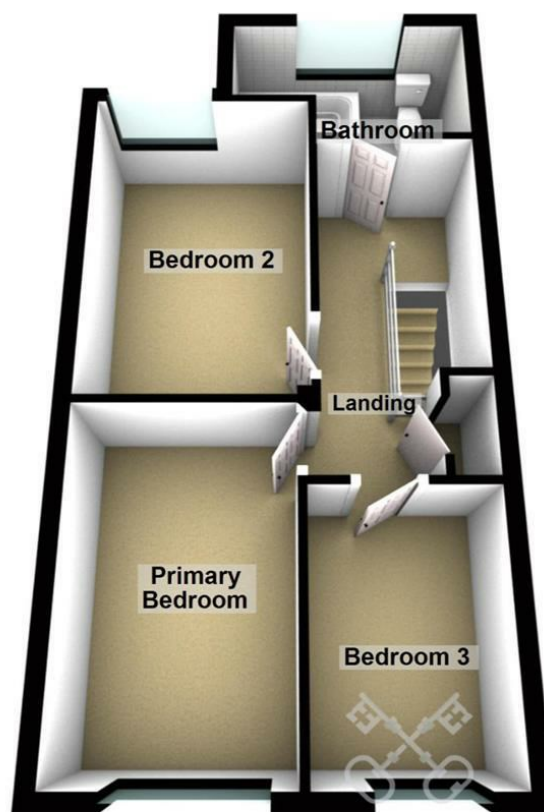
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment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



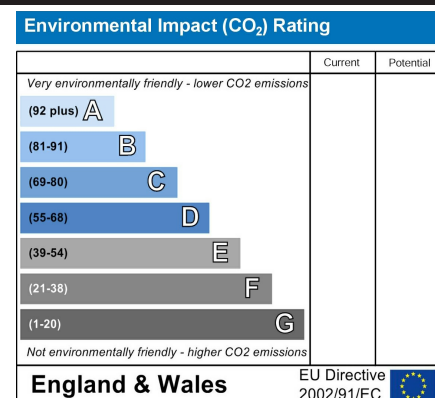
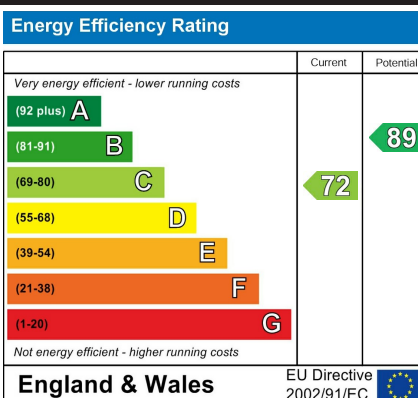
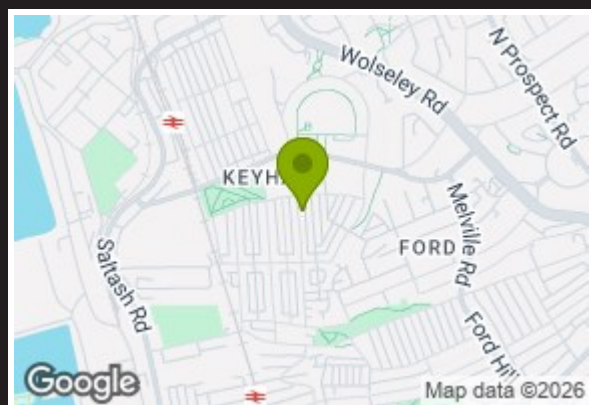
## Ground Floor



## First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



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 A**



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