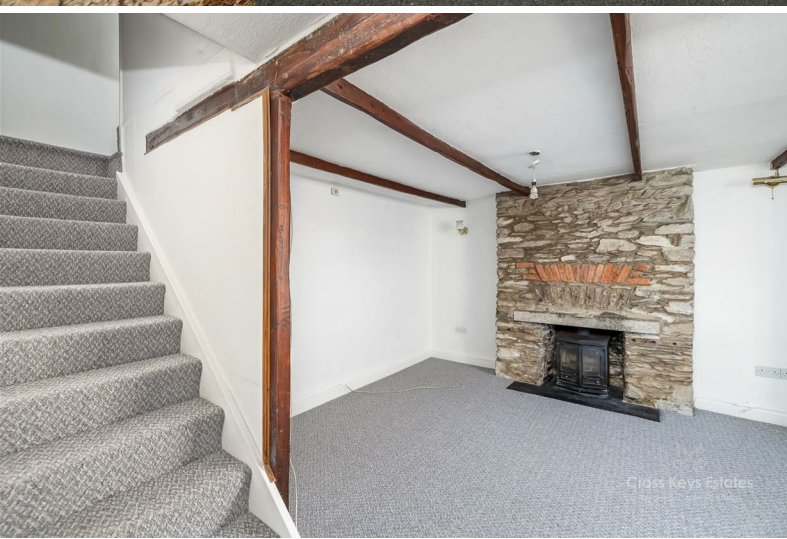


Cross Keys Estates

Opening doors to your future



Castle Cot Castle Lane
Plymouth, PL7 1NF
£1,395 Per Calendar Month



Castle Cot Castle Lane, Plymouth, PL7 1NF

£1,395 Per Calendar Month

Cross Keys Estates is pleased to present this delightful semi-detached cottage, nestled in the historic village of Plympton St Maurice on Castle Lane, backing on to the castles grounds and within walking distance to Plympton Ridgeway shopping centre and Pathfields clinic. This charming property offers a perfect blend of traditional character and modern conveniences, making it an ideal family home. As you enter, you are welcomed by an inviting entrance vestibule that leads into a spacious sitting room, perfect for relaxation and entertaining. The generous kitchen dining room is well-equipped and provides ample space for family meals and gatherings. The cottage boasts two comfortable double bedrooms and one single bedroom, ensuring plenty of room for family or guests. The family bathroom is conveniently located to serve all bedrooms. The property retains its country cottage charm with features such as exposed timbers and fireplaces, while also providing modern amenities including gas central heating and double glazing.

- Charming, Period Semi Detached Cottage
- Large, Light And Airy Sitting Room
- Three Ample Sized Bedrooms
- Conservatory, Enclosed Rear Garden
- Available For Immediate Occupation
- In Heart Of Historic Village By A Castle
- Generous Sized Kitchen / Dining Room
- Family Bathroom, Double glazed
- Retains A Lovely Cosy Period Feel
- Rent £1395, Holding £321, Deposit £1609



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.

Plympton St Maurice

Plympton is a suburb of the city of Plymouth in Devon, England. An ancient stannary town, it was an important trading centre for locally mined tin, and a seaport before the River Plym silted up and trade moved down river to Plymouth. Plympton is an amalgamation of several villages, including St Mary's, St Maurice, Colebrook, Woodford, Newnham, Langage and Chaddlewood. Plympton was the site of an important priory in the early 12th century. The members were Augustinian canons and the priory soon became the second richest monastic house in Devon. The gatehouse of the priory is still in existence. The town was the birthplace and early residence of the painter Sir Joshua Reynolds. Reynolds was Mayor of Plympton, as well as first president of the Royal Academy of Art. His father was headmaster of Plympton Grammar School which itself is an attractive historic building in the centre of the town. Former pupils were Benjamin Haydon and Sir Charles Lock Eastlake, PRA, who were respectively first director of the National Gallery and first president of the Royal Photographic Society. Many of Reynold's paintings were purchased by his friends the Parker family of local Saltram House, now owned by the National Trust, and are still on public display there.

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-southwest 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 Southwest, 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.

More Property Information

The enclosed rear garden offers a private outdoor space, ideal for children to play or for enjoying a quiet moment in the fresh air. Additionally, the conservatory adds a lovely touch, providing a bright and airy space to enjoy the garden views.

Available for immediate occupation, this cottage can be rented for £1,395 per month, with a holding deposit of £321 and a full deposit of £1,609. This property is not only a great family home but also situated in a superb location, backing onto the picturesque castle grounds. Don't miss the opportunity to make this charming cottage your new home.

Entrance Vestibule

Sitting Room

13'3" x 14'7" (4.05m x 4.44m)

Kitchen/Dining Room

17'4" x 10'11" (5.29m x 3.32m)

Conservatory

17'4" x 3'4" (5.29m x 1.01m)

Landing

Primary Bedroom

10'6" x 11'6" (3.21m x 3.50m)

Bedroom 2

9'7" x 15'7" (2.92m x 4.75m)

Bedroom 3

3'0" x 12'2" (0.92m x 3.70m)

Bathroom

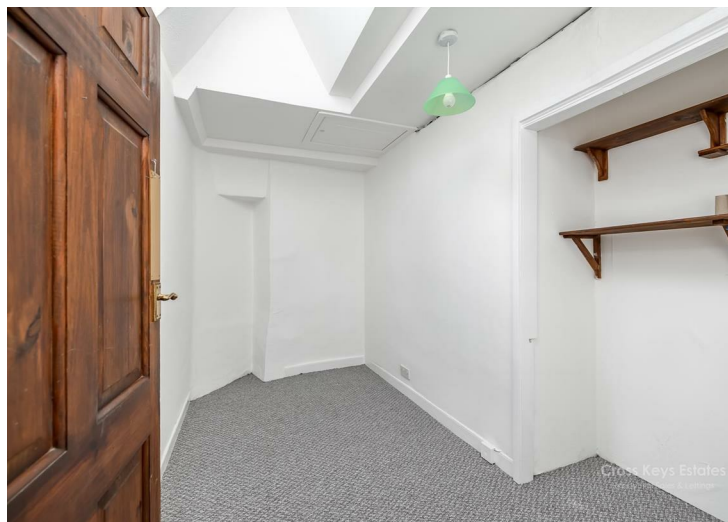
Enclosed Rear Garden

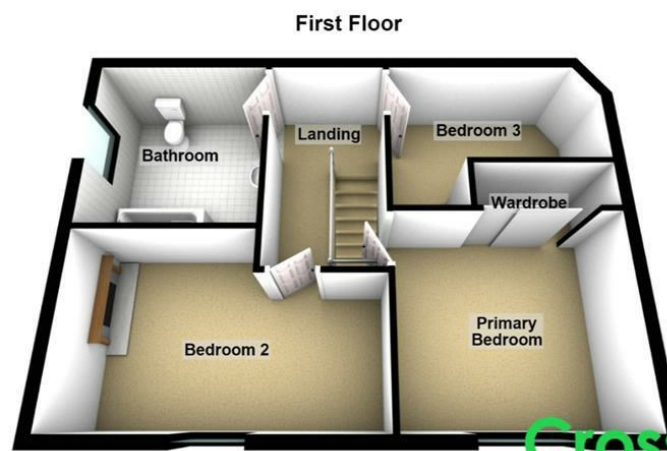
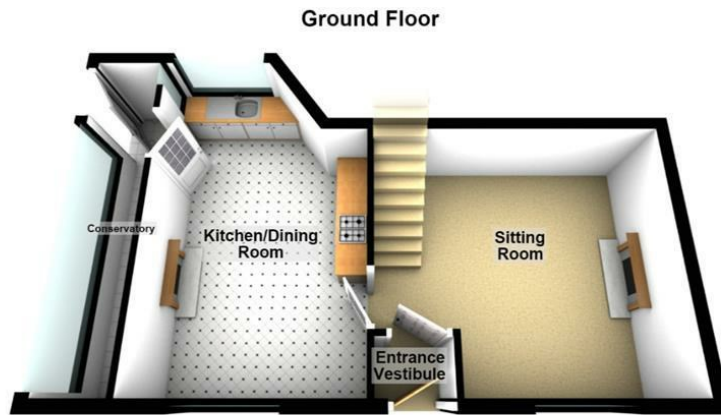
Cross Keys Estates Sales Department

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

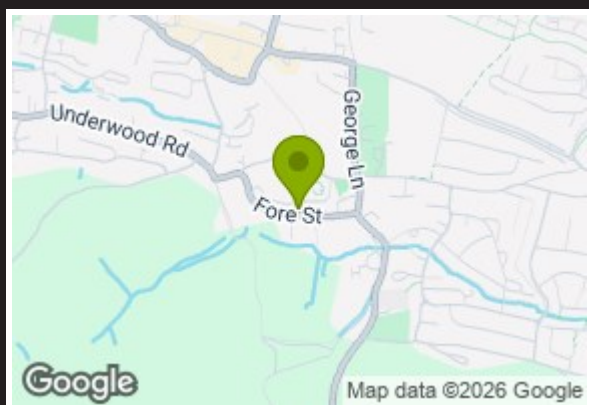
Financial Services

Mortgage Monkeys can help you understand how much you may be able to borrow, review your mortgage options and arrange a Decision in Principle—ask a member of our team for an introduction.





Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
		80
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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

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