Cross Keys Estates

Opening doors to your future







8 Wentworth Place
Plymouth, PL4 9QG

Guide Price £200,000 Freehold



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** Guide Price £200,000 to £220,000 **
Cross Keys Estates is delighted to present this charming Victorian end terrace house located in the desirable area of Wentworth Place, St Judes. This spacious property boasts a long, bright hallway that welcomes you into the home. The living room features a delightful fireplace, creating a warm and inviting atmosphere, while the light and airy dining room provides an ideal space for family gatherings or entertaining guests. The modern fitted kitchen is both practical and stylish, leading out to a private rear courtyard garden, perfect for enjoying the outdoors in a tranquil setting. This home offers three generously sized bedrooms, with the added flexibility of an option for a fourth bedroom or a dedicated office space, catering to various lifestyle needs.

- Spacious End Terrace Property
- Bright Modern Fitted Kitchen
- Private Rear Courtyard Garden
- Bathroom With Bath & Shower
- Convenient No Onward Chain
- Three Ample Bedrooms & Office Room
- Living Room & Dining Room
- Sought After Residential Area
- Close To Amenities, Shops, Schools
- Early Viewing Advised EPC-D61





Cross Keys Estates
As one of Plymouths' 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-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.

Prince Rock
The property is situated in the popular residential location of Prince Rock. The area benefits from a central location close to numerous local amenities found nearby on Embankment Road or slightly further away in Plymouth City Centre which is just 10 minutes walk or a short drive. Regular bus services also run along Embankment Road giving access into the city centre along with other areas across the city, particularly Plympton and Plymstock. The property falls within the catchment area for Prince Rock Primary School which is very popular and well known locally for having an Outstanding Ofsted Report.

More Property Information
The family bathroom is well-appointed, featuring both a bath and a shower, ensuring convenience for all. Situated close to local amenities, shops, and schools, this property also benefits from easy access to Plymstock, making it an ideal location for families and professionals alike.
With no onward chain, this property presents an excellent opportunity for first-time buyers or investors looking to make a sound investment. Early viewing is highly recommended to fully appreciate the potential and generous size of this lovely home. Don't miss out on the chance to make this property your own.

Hallway
22'2" x 3'3" (6.76m x 0.98m)

Sitting Room
14'4" x 13'1" (4.38m x 3.99m)

Dining Room
10'2" x 13'1" (3.10m x 3.99m)

Kitchen
20'10" x 8'7" (6.34m x 2.62m)

Landing
14'2" x 7'4" (4.31m x 2.23m)

Bedroom 1
14'2" x 9'10" (4.31m x 3.00m)

Bedroom 2
14'0" x 8'6" (4.27m x 2.60m)

Bathroom
8'5" x 8'1" (2.57m x 2.46m)

Bedroom 3
11'3" x 7'4" (3.42m x 2.23m)

Bedroom 4/Office
8'4" x 9'3" (2.55m x 2.83m)

Courtyard

Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

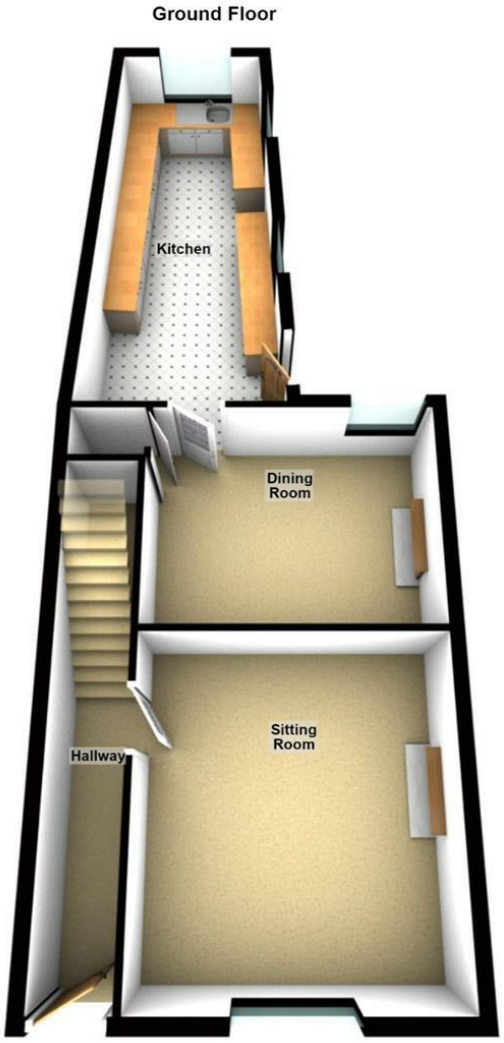
Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.

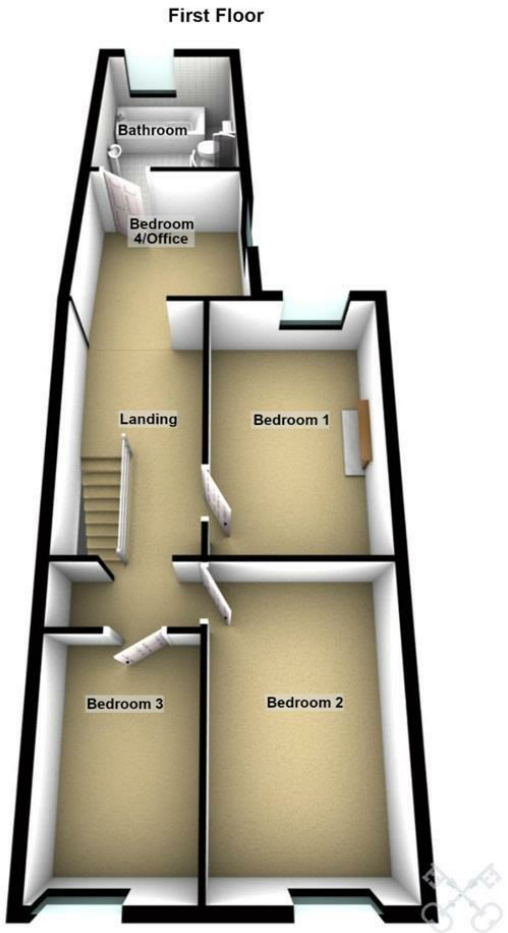




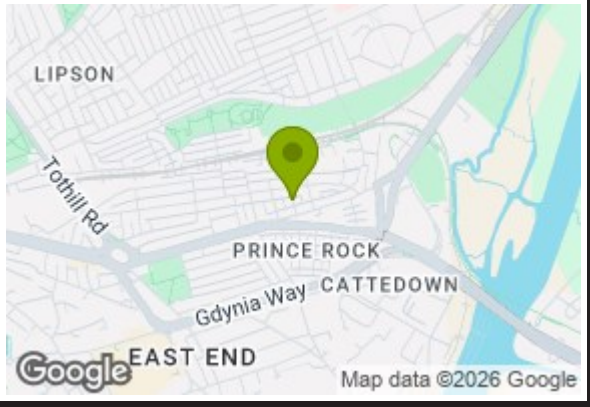


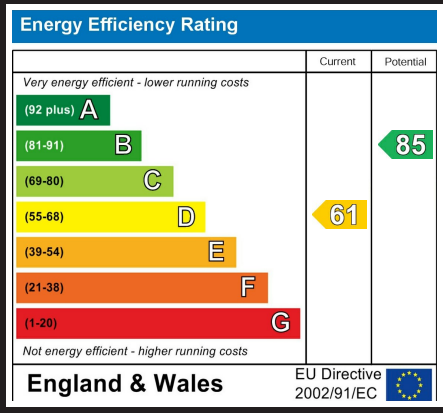


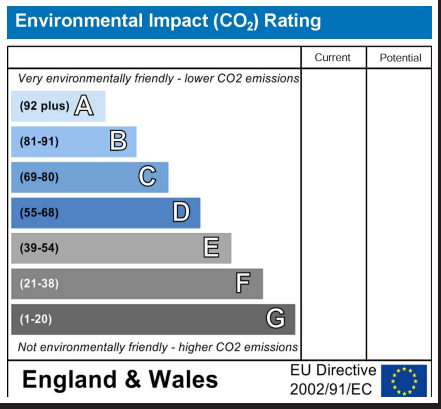




Cross Keys Estates
Residential Sales & Lettings







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.

The Property Ombudsman
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Council Tax Band B

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