

Guide Price £290,000 Freehold



34 GLENHOLT ROAD, GLENHOLT, PLYMOUTH, PL6 7JB

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

A well presented detached house situated in the highly regarded North Plymouth residential area of Glenholt. The property occupies a predominantly level plot with fully enclosed courtyard gardens incorporating a detached garage with power, lighting and utility area with a gated driveway providing ample secure off road parking. Internally, the living accommodation is well proportioned and nicely presented throughout in tasteful neutral colours benefitting from of modern kitchen with a range cooker, and modern fitted bathroom.

The living accommodation is arranged over two levels comprising entrance hall, modern kitchen and dual aspect 20ft living/dining room with a cast iron open fire and wooden mantel over on the ground floor, two spacious double bedrooms and modern bathroom on the first floor.

Externally to the front, wrought iron double gates provide access to the driveway leading to a good size detached garage with utility plumbing for a washing machine, tumble dryer and PVCu double glazed doors. A further pedestrian gate leads to a composite front door with paths at either side (flanked by gravel beds and mature trees/shrubbery) accessing the rear courtyard garden which enjoys a southerly facing aspect and a high degree of privacy.

The property also benefits from hardwood double glazing and gas central heating throughout. An internal viewing is highly recommended.

GLENHOLT

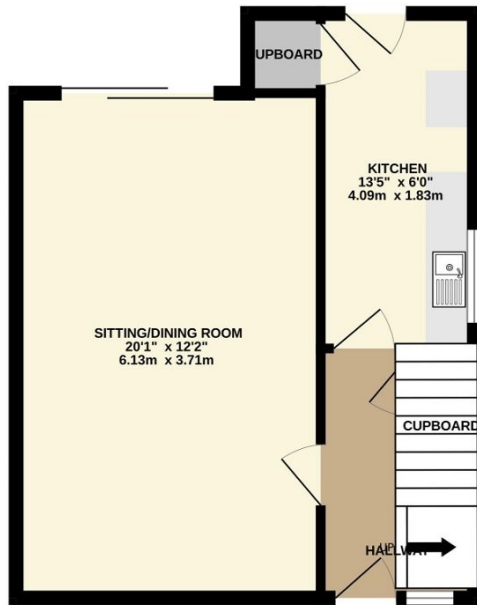
Glenholt is an established and sought-after location approximately four miles north of Plymouth city centre. Amenities include a post office, general store, hairdresser's salon and a Park and Ride offering good links to the city and North. Easy access can be made to Derriford Hospital, the University of St Mark and St John, Devonshire Health & Leisure Centre, Tesco superstore at Woolwell and Dartmoor National Park are located two miles north. The area is largely flanked by woodlands that provide pleasant walks to Plymbridge. The Stannary town of Tavistock is located twelve miles away.

PLYMOUTH

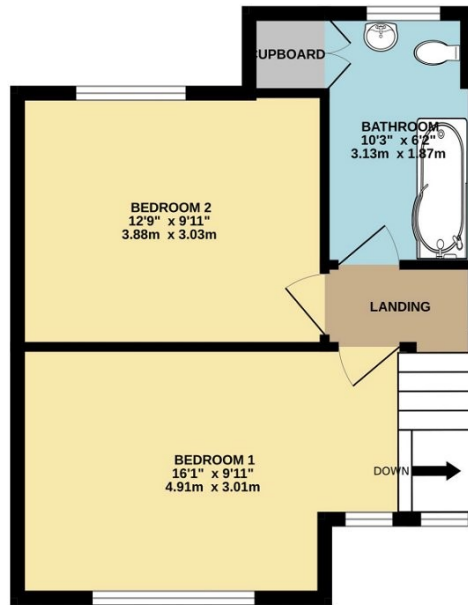
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band ' C ' for council tax purposes and the amount payable for the year 2024/2025 is £1,968.77 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

