

Guide Price £75,000



2 LABURNUM GROVE, GLENHOLT PARK, PLYMOUTH PL6 7NS

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

A well presented detached park home which is been the subject of recent internal modernisation by the current owner which includes the installation of a new kitchen and shower room, rewiring and redecoration and flooring throughout in tasteful neutral colours. The property is located in a quiet cul-de-sac within this fully residential park and enjoys woodland views from the rear. The living accommodation which is light and airy comprises; entrance porch, inner hallway, open plan living room/kitchen diner, the living room has attractive views across woodland whilst the kitchen is modern and finished with white gloss units. The hallway leads to a double bedroom and modern shower room.

Externally the property stands on a level plot incorporating lawned and patio areas enclosed by fenced boundaries and one allocated parking space. The property also benefits from PVCu double glazing, Calor gas central heating and is being offered to the market with no onward chain.

The service charges are £125 per month.

OUTGOINGS PLYMOUTH

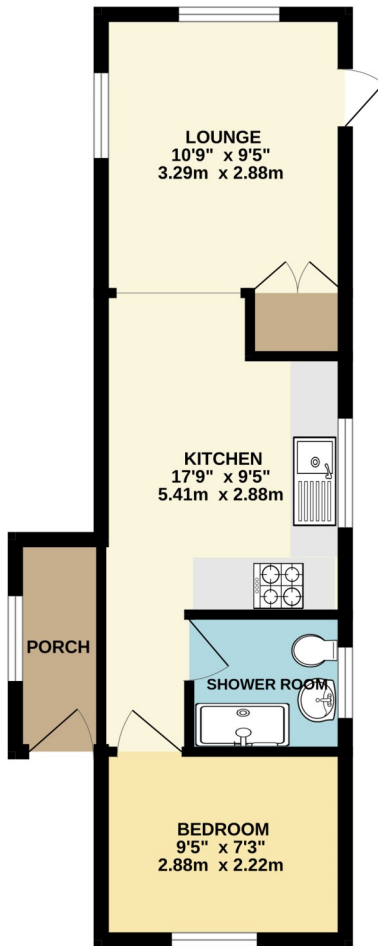
We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1407.71 (by internet enquiry with Plymouth City Council). These details are subject to change. EPC Exempt.

GLENHOLT PARK

Glenholt Park offers a safe and relaxing option for retired and semi-retired people (over 50's only) seeking an idyllic lifestyle in the south west. Surrounded by majestic woodland, these carefully sited residential park homes form a welcoming community. Located just a few miles from Plymouth city centre it also offers attractive views of the Plym Valley countryside and is within easy reach of a 66-acre forest and the renowned Dartmoor National Park. Although the park is peacefully tucked away, all amenities are close at hand. The doctor's surgery, post office and Spar shop are all within walking distance and Asda, Tesco, Aldi and Lidl are all nearby along with bus routes in and out of the city. At Glenholt Park you will feel safe and secure in the knowledge that the Park Manager is on hand to make sure that you, and the park as a whole, are well looked after.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 366 sq.ft. (34.0 sq.m.) approx.

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, LPG, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band ' A ' for council tax purposes and the amount payable for the year 2024/2025 is £1476.58 (by internet enquiry with Plymouth City Council). These details are subject to change. Leasehold.

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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EPC EXEMPT

