

Price £300,000 Freehold



33 BUENA VISTA DRIVE, GLENHOLT, PLYMOUTH, PL6 7JF

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

FULL DESCRIPTION

A spacious three bedroom semi-detached property situated in a highly sought after residential location offering easy access to local amenities and enjoying attractive moorland views. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance porch, entrance hall, dining room with patio doors leading to the rear garden, cloakroom, bedroom three with built in wardrobes and a fitted kitchen with built in oven and hob, fridge/freezer, plumbing for washing machine and dishwasher on the ground floor

On the first floor landing leads to a family bathroom and two double bedrooms. Bedroom one has a built in wardrobes while bedroom two has built in storage, this room could be divided to create a fourth bedroom if required.

To the front there is a driveway providing parking for two cars with an adjacent lawned garden and at the rear there is a patio area leading to level southerly facing garden with greenhouse and shed to remain enclosed by fence boundaries. The garage has an up and over door with power and light connected. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this family home.

OUTGOINGS PLYMOUTH

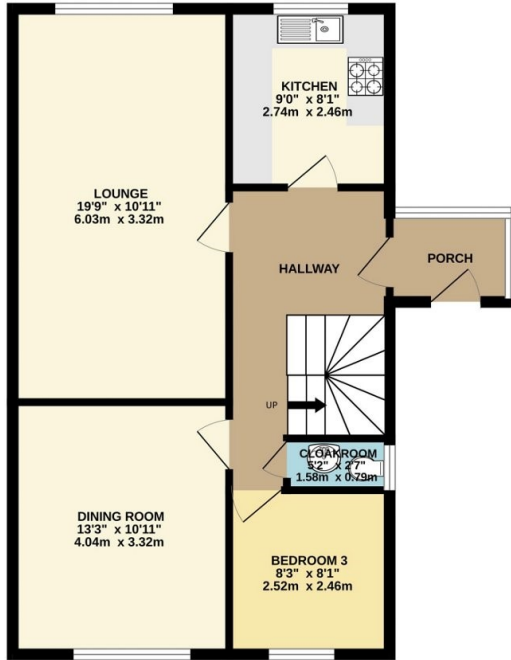
We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,214.87 (by internet enquiry with Plymouth City Council). These details are subject to change

GLENHOLT

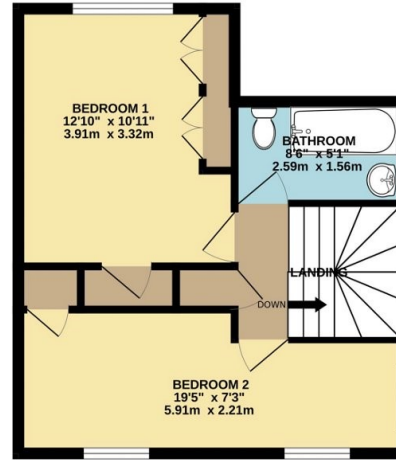
Glenholt is an established and sought-after location approximately four miles north of Plymouth city centre. Amenities include a post office, general store, hairdresser's salon and a Park and Ride offering good links to the city and North. Easy access can be made to Derriford Hospital, the University 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.



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 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, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

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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			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

