

**Offers Over £325,000 Freehold**



**109 PLYMBRIDGE ROAD, GLENHOLT, PLYMOUTH, PL6 7LD**

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



A spacious four/five bedroom end terraced property situated in the popular Cobham Field development within the sought after residential area of Glenholt, whilst enjoying attractive Moorland views from the rear elevation. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over three levels comprises, entrance hall, study/bedroom 5, shower room, and a spacious kitchen/diner with integrated appliances on the ground floor. The first floor landing leads to a lounge, family bathroom and two double bedrooms and on the top floor, there are a further two bedrooms. The master having a walk in dressing room and en-suite bathroom.

Externally, there are well maintained front and rear gardens and allocated parking.

The property also benefits from PVCu double glazing, gas central heating and solar panels. An internal viewing is highly recommended to truly appreciate this wonderful family home.

### LIVING ACCOMMODATION

Approached through part glazed wooden front door to:

#### ENTRANCE HALL

Stairs to first floor, door to:

#### STUDY/BEDROOM 5

PVCu double glazed window to front, radiator.

#### SHOWER ROOM

Tiled shower cubicle with inset shower, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, tiled floor, PVCu double glazed frosted window to the front.

#### KITCHEN/DINER

Roll edge work surfaces with cream gloss cupboards and drawers under and matching wall units, built in electric oven and four ring gas hob with extractor hood over, breakfast bar with cupboards under, single drainer stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, PVCu double glazed window to rear and side, PVCu double glazed door leading to the garden.

#### FIRST FLOOR LANDING

Doors to all first floor accommodation, stairs to second floor.

#### LOUNGE

PVCu double glazed window to rear, PVCu double glazed bay window enjoying Moorland views, two radiators.

#### BEDROOM 3

PVCu double glazed window to the front, radiator.

#### BEDROOM 4

PVCu double glazed window to the front, radiator.

#### BATHROOM

Matching suite comprising, panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, shaver socket, extractor fan, radiator.

#### SECOND FLOOR LANDING

Doors to all second floor accommodation, access to loft.



### BEDROOM 1

PVCu double glazed bay window enjoying far reaching views, two further PVCu double glazed windows to front, two sets of built in wardrobes, door to:

### EN-SUITE BATHROOM

Comprising panelled bath with mixer tap and shower attachment, tiled shower cubicle with inset shower, low level WC, pedestal wash hand basin, illuminated wall mirror and bathroom wall cupboard, heated towel rail, PVCu double glazed frosted window to rear.

### BEDROOM 2

PVCu double glazed window to rear with far reaching views, radiator.

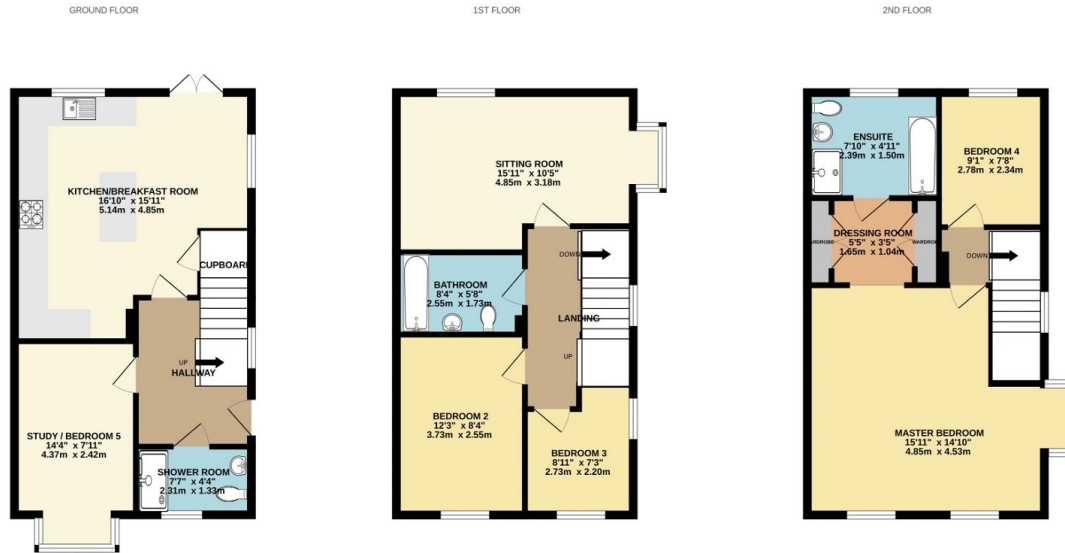
### EXTERNALLY

There is a lawned garden to the front of the property, whilst at the rear there is patio area leading to a lawned garden with a gate which gives access to the rear parking area where you would find one allocated space.

### 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

## FLOOR PLAN



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 ' 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). There is an estate management charge of £136.91 per annum. These details are subject to change.

### FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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