



## Glenholt

77 Plymbridge Road, Plymouth, Plymouth PL6 7LD

**£425,000 Freehold**

A beautifully presented 1920's built semi detached property on a stunning level plot. Entrance hall, lounge/diner, fitted kitchen, shower room, 3 bedrooms, family bathroom, superb level gardens, double garage & driveway, PVCu D/G, GCH, no onward chain.



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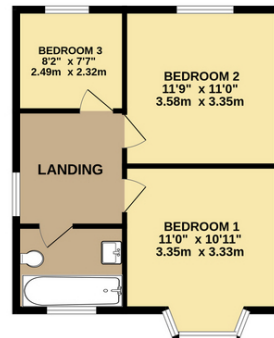
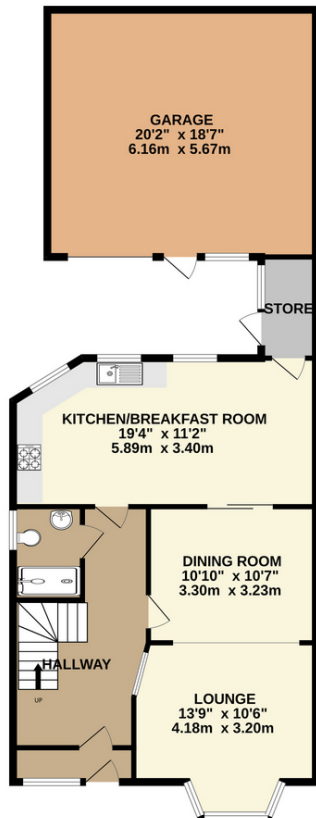
3-5 Woolwell Crescent,  
Plymouth,  
Devon PL6 7RB

**01752 791333**



GROUND FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1598 sq.ft. (148.5 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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A 1920's built semi-detached property standing on a beautifully maintained level plot within this highly regarded residential location offering easy access to a host of local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels comprising; entrance porch, entrance hall, lounge/diner, modern fitted kitchen with integrated appliances and a shower room on the ground floor. On the first floor a landing leads to three bedrooms and a family bathroom.

Externally, there are level and private front, rear and side gardens a double garage and a driveway providing parking for several vehicles. The property also benefits from PVCu double glazing, gas central heating and is being offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation

Double glazed composite front door with side screen to.

#### ENTRANCE PORCH

Door to

#### ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, radiator, PVCu double glazed window to side, door to.

#### LOUNGE/DINER

PVCu double glazed bay window to front, fire with stone surround and wooden mantel over, two radiators, sliding door to.

#### KITCHEN

Wooden worksurfaces with cupboards and drawers under and matching wall units, single drainer with one and half bowl sink unit with mixer tap, built in electric oven with four ring hob with extractor hood over, built in dishwasher, radiator, PVCu double glazed window to rear, door to.

#### REAR PORCH/STORAGE

PVCu double glazed door to garden.

#### SHOWER ROOM

Tiled shower cubicle with inset shower, low level w.c, wash hand basin with cupboards under, heated towel rail with, PVCu double glazed frosted window.

#### FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, built in cupboard housing gas boiler which serves domestic hot water and central heating system.

#### BEDROOM ONE

PVCu double glazed window to front with views, radiator.

#### BEDROOM TWO

PVCu double glazed window to rear, radiator.

#### BEDROOM THREE



**PROPERTY TO SELL? ASK ABOUT A FREE VALUATION**



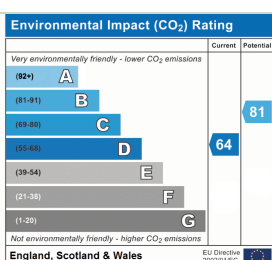
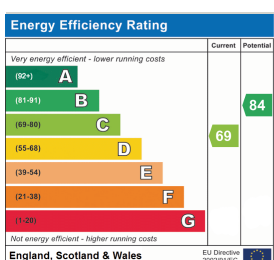
**ACCOMMODATION** Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

**OUTGOINGS** We understand the property is in band £2008.23 for council tax purposes and the amount payable for the year 2022/2023 is £ (by internet enquiry with Plymouth City Centre. These details are subject to change

**VIEWING** By appointment with LAWSON.

**FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE** 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. The Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson

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