

£395,000

LAWSON
Estate Agency...Only Better



1 ST ANNES ROAD, GLENHOLT, PLYMOUTH, DEVON, PL6 7LW

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

FULL DESCRIPTION.

Lawson are delighted to market this exceptional, brand new detached family home in a highly desirable location just a short walk from all amenities and regular transport links. The property benefits from spacious accommodation arranged over two floors comprising: a PVCu double glazed front door leading to an entrance vestibule in turn leading to a sitting room with a window to the front elevation, high quality LVT wood effect flooring and a large under-stairs storage cupboard, the room opens through to the kitchen/dining room again with high quality LVT flooring, patio doors open to the rear garden. A luxury fitted kitchen with white door fronts and Oak work surfaces, integral cooker, hob and extractor fan. There is a downstairs cloakroom with low level w.c and pedestal wash hand basin. A door gives access to the integral garage which is fully insulated with an electric roller shutter door.

From the main hallway stairs ascend the first floor landing with a pull down loft ladder. A doorway leads to bedroom one, a spacious double with a large en suite shower with over-sized shower cubicle, pedestal wash hand basin and low level w.c. Bedrooms two and three are further large doubles and bedroom four is a good size single room. The family bathroom is fitted with a luxury three piece suite comprising a panel enclosed bath with a shower unit over, pedestal wash hand basin and low level w.c.

Externally to the front of the property there is a small front garden and a pathway to the front door with an overhanging contemporary glass canopy. To the rear of the property the rear garden is fully fence enclosed with gates and a driveway leading to the garage.

The property has the benefit of full PVCu double glazing and gas fired central heating via the wall mounted gas combination boiler.

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.

The property will be ready in early Spring 2023.



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

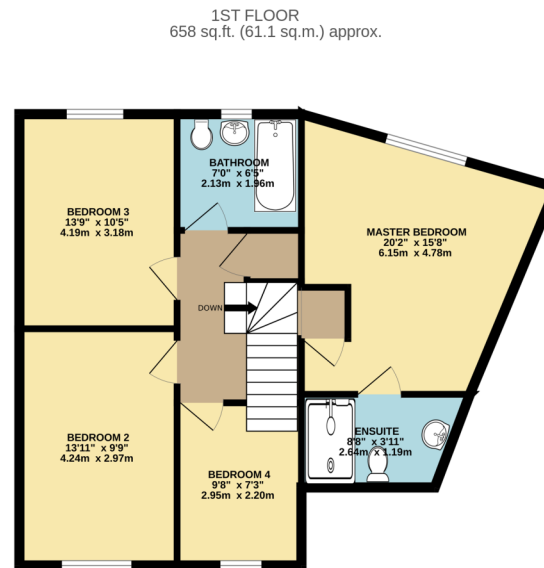
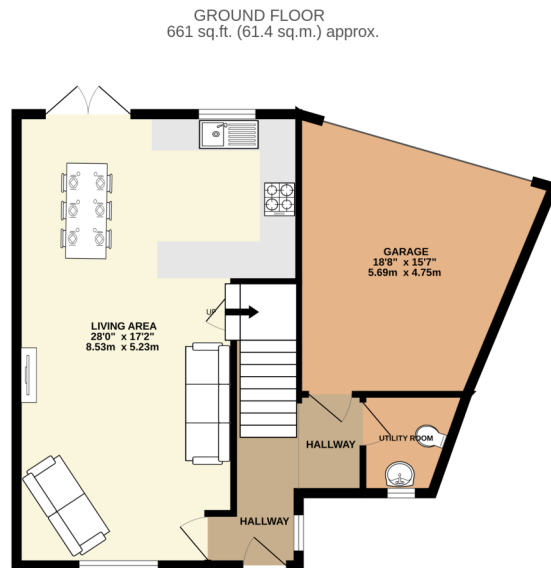
OUTGOINGS

We understand the property is in band ' TBC ' for council tax purposes and the amount payable for the year 2023/2024 is £ (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.

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		92
(81-91)	B	82	
(69-80)	C		
(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	

