



10 APPLIEDORE CLOSE, GLENHOLT, PLYMOUTH, PL6 7NP

£520,000

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333

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.

A stunning, extended five bedroom executive style detached residence, situated in a prestigious gated development of only 14 similar properties on the Northern outskirts of the city offering easy access to the park and ride, Derriford Hospital and business park, Dartmoor national park and a host of local amenities whilst also enjoying attractive moorland views from the rear. The property is finished to an exceptionally high standard throughout, benefitting from several upgrades which include, smart heating controls, solar thermal panel on the roof supplementing heating the hot water, two thirds of the loft has specialist, raised boarding with pull down ladder offering additional storage and an upgraded kitchen with a host of quality integrated appliances which also has electric blinds to remain. The living accommodation which is beautifully presented throughout and offers a light and airy accommodation comprises, entrance hall, lounge, study, cloakroom, a stunning fitted kitchen and utility on the ground floor. On the first floor, there is a spacious landing which leads to a modern family bathroom and five good sized bedrooms, bedroom one and two has the benefit of an en-suite shower room. There is a landscaped enclosed back garden and a double garage with electric up and over door. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

LIVING ACCOMMODATION

A covered entrance porch leads to a PVCu double glazed front door to:

ENTRANCE HALL

Stairs to first floor, tiled flooring, radiator, built in storage cupboard.

LOUNGE

PVCu double glazed French door to rear garden, radiator, double doors to:

STUDY

PVCu double glazed window to the front, radiator

CLOAKROOM

Low level WC, pedestal wash hand basin, tiled floor, radiator

KITCHEN/DINER

A stunning kitchen fitted with granite roll top worksurfaces incorporating a one and a half sink unit with mixer tap, cupboards and drawers underneath with matching wall units and under lighting, built in electric double oven and four ring gas hob with extractor hood over, built in fridge freezer plus an additional fridge and dishwasher, two Velux windows, two PVCu double glazed doors to either side giving access to the garden, floor to ceiling PVCu double glazed windows over looking to rear garden, radiator door to:

UTILITY ROOM

Granite roll edge worksurfaces incorporating a sink unit with mixer tap with cupboards and drawers under and matching wall units, plumbing for a washing machine, space for dryer, tiled floor, radiator, PVCu double glazed window to the rear.



FIRST FLOOR LANDING

Doors to all first floor accommodation, access to the loft with pull down ladder, the loft is 2/3 boarded providing additional space for storage, built in cupboard housing the hot water tank.

BEDROOM 1

Two PVCu double glazed windows to the front, radiator, large over stairs storage cupboard and door to:

EN-SUITE SHOWER ROOM

Comprising a tiled shower cubicle with inset shower, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, fully tiled walls, tiled floor, PVCu double glazed frosted window to the side.

BEDROOM 2

Two PVCu double glazed windows to the front, radiator and door to:

EN-SUITE SHOWER ROOM 2

Tiled shower cubicle with inset shower, low level WC, pedestal wash hand basin, radiator, extractor fan, fully tiled walls, tiled floor, PVCu double glazed frosted window to the side.

BEDROOM 3

PVCu double glazed window to the rear enjoying distant Moorland views, radiator.

BEDROOM 4

PVCu double glazed window to the rear with distance views, radiator.

BEDROOM 5

PVCu double glazed window to the rear with distance views, radiator.

BATHROOM

Matching suite comprising a panelled bath, low level WC, pedestal wash hand basin, tiled shower cubicle with inset shower, extractor fan, half tiled walls, tiled flooring, PVCu double glazed frosted window to the side.

EXTERNALLY

To the rear, there is a landscaped garden with terrace, leading down to a further patio area and sunken garden laid to lawn with colourful flower bed borders, an ornamental fish pond and water feature, outside lighting and power supply. The garden is enclosed by fenced boundaries.

DOUBLE GARAGE

Metal up and over door, power and light connected.





SERVICES

Mains water, gas, electricity and mains drainage.

VIEWINGS

By appointment with LAWSON.

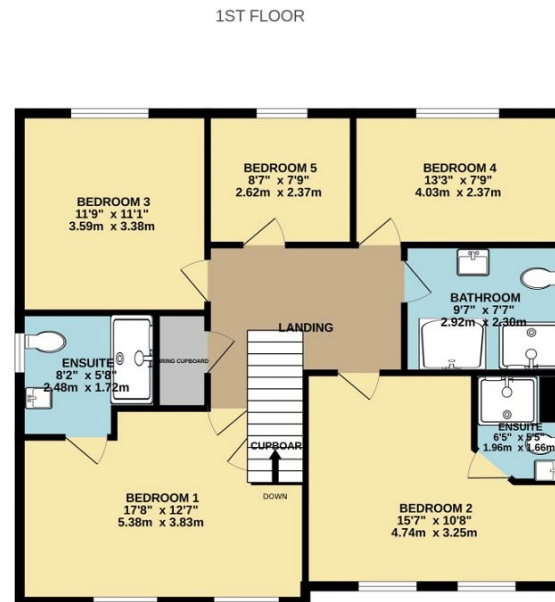
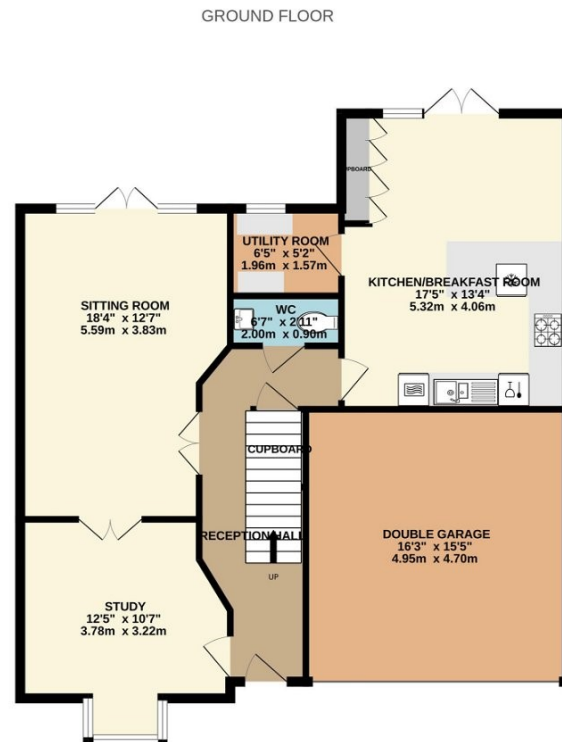
OUTGOINGS

We understand the property is in band F for council tax purposes and the amount payable for the year 2024/2025 is £3,199.25 (by internet enquiry with Plymouth City Council). These details are subject to change. There is a maintenance charge of £365 per annum.

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



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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	81	
(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	

