



33 Olympic Way, Glenholt, Plymouth, PL6 7HA **£325,000**

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 four bedroom mid terrace townhouse, built by Taylor Wimpey in 2013 situated in a quiet, popular residential cul-de-sac offering easy access to a host of local amenities. The living accommodation which is beautifully presented throughout in tasteful neutral colours is arranged over three levels comprises, entrance hall, lounge, cloakroom, upgraded kitchen with integrated appliances and family room on the ground floor.

On the first floor, there are two double bedrooms and a family bathroom and finally on the top floor, there are two further double bedrooms and a shower room.

Externally, to the rear there is a low maintenance South facing garden and one allocated parking space.

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

Approached through a double glazed front door to:

ENTRANCE HALL

Stairs to first floor, radiator, under stair storage cupboard, door to:

LOUNGE

Radiator, PVCu double glazed French doors to

FAMILY ROOM/DINING ROOM

PVCu double glazed window to rear, PVCu French doors into the rear garden, porcelain tiled flooring, wall mounted electric heater.

CLOAKROOM

Low level WC, pedestal wash hand basin, porcelain tiled floor, radiator, extractor fan.

KITCHEN

Upgraded specification with granite roll edge work surfaces with cupboard and drawers underneath and matching wall units with underlighting, single drainer and one and a half bowl sink with mixer tap, built in electric oven and four ring gas hob and extractor hood over, built in fridge freezer, dishwasher and washing machine, porcelain tiled floors, radiator, PVCu double glazed window to the front.



FIRST FLOOR LANDING

Stairs to the top floor, PVCu double glazed window to the front. Door to:

BEDROOM ONE

PVCu double glazed French doors with Juliette balcony to rear, a further PVCu double glazed window to rear, radiator.

BEDROOM TWO

PVCu double glazed window to the front, radiator

FAMILY BATHROOM

Matching suite comprising, panelled bath, low level WC, pedestal wash hand basin, radiator, half tiled walls, extractor fan.

TOP FLOOR LANDING

Doors to all accommodation, built in storage cupboard that houses the hot water cylinder, access to loft. Door to:

BEDROOM THREE

PVCu double glazed window to the rear, radiator.

BEDROOM FOUR

PVCu double glazed window to the front, radiator

SHOWER ROOM

Comprising tiled shower cubicle, low level WC, pedestal wash hand basin, half tiled walls and extractor fan.

EXTERNALLY

To the rear there is a low maintenance South facing garden, made up of gravelled and artificial lawn areas and is enclosed by fenced boundaries. A gate gives access to the rear where you will find your allocated parking space.





SERVICES

Mains water, gas, electricity and mains drainage.

VIEWINGS

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). These details are subject to change. There is a maintenance charge of £264.57 per annum.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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