

Price £180,000



20 VALLEY WALK, GLENHOLT PARK, PLYMOUTH, PL6 7NN

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A superb two year old two double bedroom detached park home, situated within this fully residential park enjoying views across Plymbridge Woods. The living accommodation which is beautifully presented throughout in tasteful neutral colours comprises, entrance hall with built in storage and access to loft, dual aspect lounge, modern fitted kitchen with integrated appliances, two double bedrooms, both with built in wardrobes and a shower room.

Externally, the property stands on a level, low maintenance plot and also has a driveway providing parking for one car.

The property also benefits from PVCu double glazing and calor gas central heating. An internal viewing is highly recommended to truly appreciate this delightful home.

There is a ground rent charge of £274.81 per calendar month which includes water.

LIVING ACCOMMODATION

Approach through a PVCu double glazed front door to:

ENTRANCE HALL

Access to loft with pull down ladder, built in storage cupboard and door to:

LOUNGE

Dual aspect room with PVCu double glazed window to the side and rear overlooking Woodland, radiator and door to:

KITCHEN/DINER

Roll edge worksurfaces with white gloss cupboards and drawers under with matching wall units, single drainer stainless steel sink unit with mixer tap, breakfast bar with cupboards under, built in electric oven and four ring gas hob with extractor hood over, built in microwave, fridge freezer, washing machine and dishwasher, tiled splash backs, radiator, PVCu double glazed door and window to the side, PVCu double glazed window overlooking the Woodland.

BEDROOM ONE

PVCu double glazed window to the side, built in wardrobes, radiator.

BEDROOM TWO

PVCu double glazed window to the side, built in wardrobes, radiator.

BATHROOM

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

EXTERNALLY

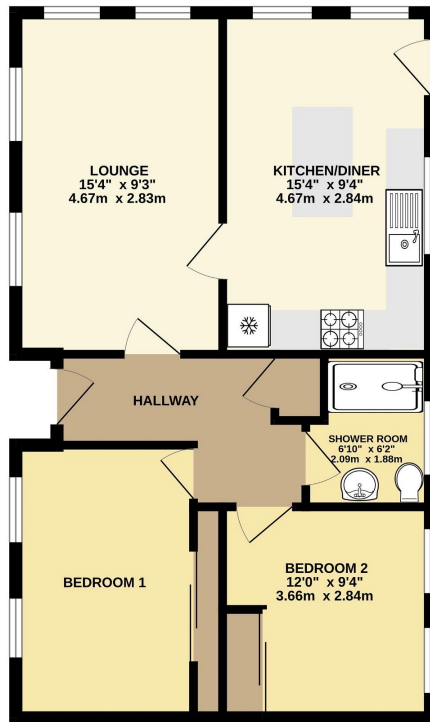
To the front of the property, there is a driveway providing parking for one car leads to a low maintenance gravelled garden which extends around the property and incorporates a concrete built storage shed, enclosed by fence boundaries.



GLENHOLT PARK

Glenholt Park offers a safe and relaxing option for retired and semi-retired people (over 50's only) seeking an idyllic lifestyle in the south west. Surrounded by majestic woodland, these carefully sited residential park homes form a welcoming community. Located just a few miles from Plymouth city centre it also offers attractive views of the Plym Valley countryside and is within easy reach of a 66-acre forest and the renowned Dartmoor National Park. Although the park is peacefully tucked away, all amenities are close at hand. The doctor's surgery, post office and Spar shop are all within walking distance and Asda, Tesco, Aldi and Lidl are all nearby along with bus routes in and out of the city. At Glenholt Park you will feel safe and secure in the knowledge that the Park Manager is on hand to make sure that you, and the park as a whole, are well looked after.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 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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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 'A' for council tax purposes and the amount payable for the year 2023/2024 is £1,476.58 (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 2024.

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EPC EXEMPT

