

Offers Over £300,000 Freehold



4 FRENHAM AVENUE, GLENHOLT, PLYMOUTH, PL6 7JN

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

A spacious three bedroom semi detached property standing on a beautifully maintained, generously proportioned plot within this highly sought after residential location offering easy access to local amenities. The living accommodation which is well presented throughout is arranged over two levels and comprises: entrance porch into an entrance hall with stairs to the first floor, a dual aspect lounge/diner with patio doors to the rear garden and a living flame electric fireplace with stone surround, a fitted kitchen and bedroom three is also located on the ground floor. On the first floor a landing leads to a modern shower room with separate w.c, two further double bedrooms, bedroom one has the benefit of built-in wardrobes and the addition of a study/nursery.



Externally to the front there is a driveway providing parking for up to three cars leading to the garage with an adjacent garden and at the rear there is a beautifully maintained garden, predominantly laid to lawn, incorporating a host of established plants trees, shrubs and colour flowerbeds.

The garage has a metal up and over door with power and light connected.

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.



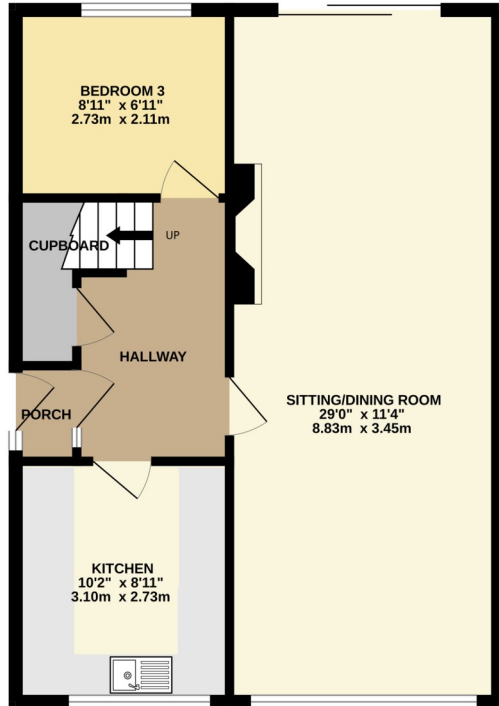
Glenholt is an established and sought-after location approximately four miles north of Plymouth city centre. Amenities include a post office, general store, hairdresser's salon and a Park and Ride offering good links to the city and North. Easy access can be made to Derriford Hospital, the University 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



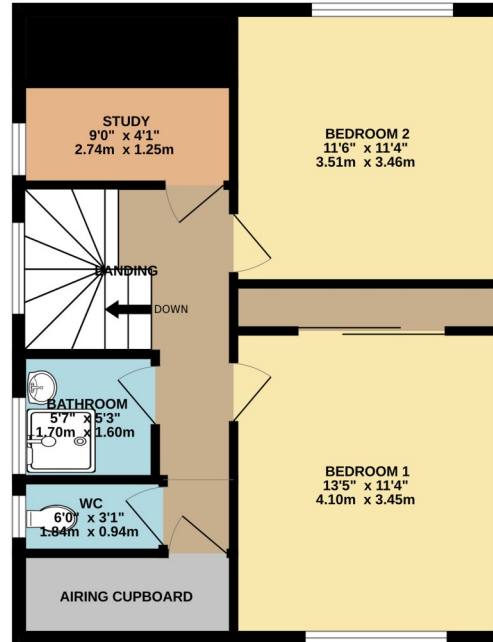
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 ' ' 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

