

**Offers Over £200,000**



**4 SYCAMORE WAY, GLENHOLT PARK, PLYMOUTH, PL6 7NQ**

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

## FULL DESCRIPTION

A superb two double bedroom detached park home, finished to an exceptionally high specification and standing on a generously proportioned, low maintenance plot within this fully residential park. The living accommodation which is beautifully presented throughout in tasteful neutral colours comprises, entrance porch, entrance hall with two built in storage cupboards, dual aspect lounge/diner with living flame effect electric fire, modern fitted kitchen with polished stone worksurfaces and integrated Bosch appliances, conservatory, two double bedrooms, both of which have the benefit of built in wardrobes, whilst bedroom one has an en suite shower room. In addition to this, there is also a study and a modern family bathroom.

Externally, as previously mentioned the property stands on a very generous low maintenance plot which extends to all three sides of the property and has a driveway providing parking for two cars.

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

## OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,505.28 (by internet enquiry with Plymouth City Council). These details are subject to change. There is a ground rent charge of £215 PCM which includes water.

## 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.

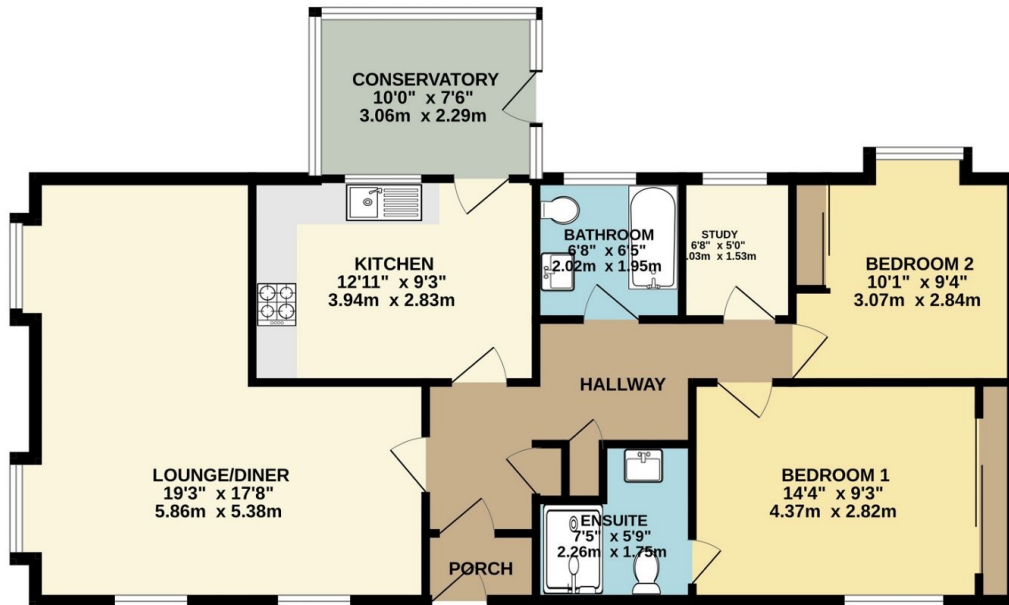
## PLYMOUTH

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.



## FLOOR PLAN

GROUND FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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.

### UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage is likely, broadband connections are FTTC and FTTP.

### VIEWING

By appointment with Lawson

### OUTGOINGS

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### 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

### BUYERS INFORMATION

Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). Please note we are unable to issue a memorandum of sale until the checks are complete.

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.

