

£170,000



2 UNITY PARK, GLENHOLT PARK, GLENHOLT, PLYMOUTH PL6 7NH

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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.

A two double bedroom detached park home constructed in 2023 finished to an especially high specification located in a quiet cul-de-sac within this fully residential park. The living accommodation which is well presented throughout in tasteful neutral colours comprises; entrance hall, dual aspect lounge, modern fitted kitchen with integrated appliances, shower room, two double bedrooms both with built in wardrobes. Externally the property stands on a well maintained low maintenance plot that incorporates front, rear and side gardens and a driveway for one car. The property also benefits from PVCu double glazing and Calor gas central heating.

The living accommodation;

Approached via a PVCu double glazed front door to.

ENTRANCE HALL

Built in storage cupboard, access to loft with pull down ladder.

LOUNGE

PVCu double glazed windows to front and side, radiator, door to.

KITCHEN

Roll edged worksurfaces with gloss cupboards and drawers under with matching wall units, single drainer with one and a half bowl sink unit with mixer tap, built in electric oven with four ring gas hob and extractor hood over, built in fridge/freezer, dishwasher and washer/dryer, tiled splashbacks, two PVCu double glazed windows to side, PVCu double glazed door and window to rear.

BEDROOM ONE

PVCu double glazed front, built in wardrobes, radiator.

BEDROOM TWO

PVCu double glazed window to rear, radiator, built in wardrobes.



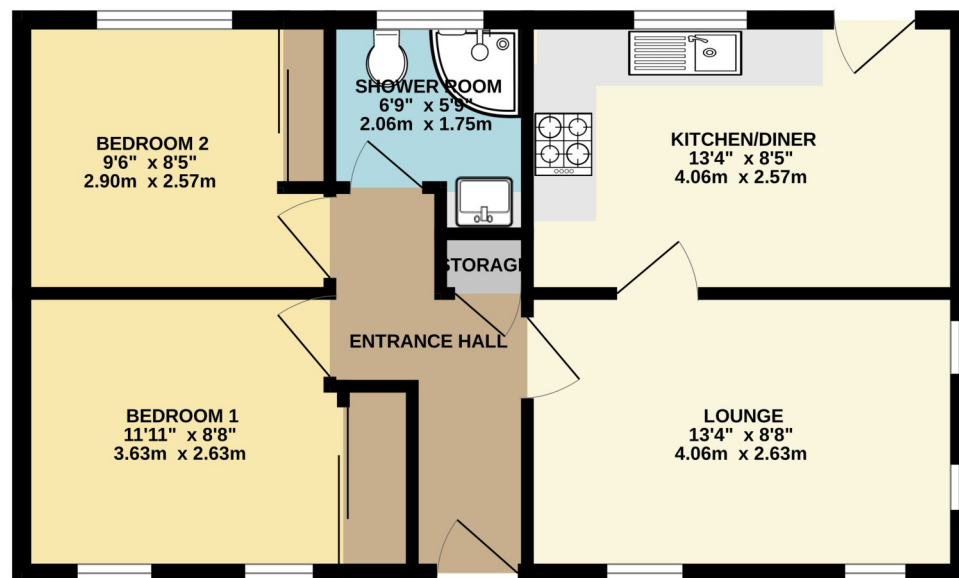
SHOWER ROOM

Comprising tiled shower cubicle with inset rain head shower, low level w.c, wash hand basin with cupboard under, heated towel rail, PVCu double glazed frosted window to rear.

EXTERNALLY

Front- driveway providing parking for one car with a low maintenance gravelled front and side garden which gives access to. Rear - low maintenance with paved and gravelled areas enclosed by walled and fenced boundaries and shed to remain.

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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, LPG Calor 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 2025/2026 is £1,550.28 (by internet enquiry with Plymouth City Council). A ground rent of £3,033.60 per annum. Water & sewerage £555.60. 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 2025.

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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.

EPC EXEMPT

