

Price £192,500



12 SYCAMORE WAY, GLENHOLT PARK, PLYMOUTH, PL6 7NQ

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

FULL DESCRIPTION

We are delighted to be offering this brand new, fully furnished, Manor Warkton park home. The 35' x 18' accommodation offers an entrance vestibule with seating area opening into the stunning kitchen/breakfast room fitted to a high standard with grey gloss cabinets incorporating a fridge freezer, washing machine, dishwasher, double oven and four ring gas hob. Double doors open into the spacious sitting room. From the hallway access is given to the shower room which comprises a double shower cubicle, wash hand basin with mirrored cabinet over and a wc. The accommodation is finished with two double bedrooms, the master having an ensuite dressing room.

Externally, there are landscaped gardens which overlook a woodland area to the rear, to one side a brick herringbone driveway leads to a brick built storage shed.

The property also benefits from PVCu double glazing, LPG gas central heating, and being offered to the market with no chain. We highly recommend a viewing on this superb over 50's bungalow-style property.

Site fees (at time of listing): £298.90 per month (including water).

Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index. For more information, please get in touch.

Tenure: Virtual Freehold

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable, if you are uncertain or would like further advice please contact our office.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL, FTTC and FTTP.

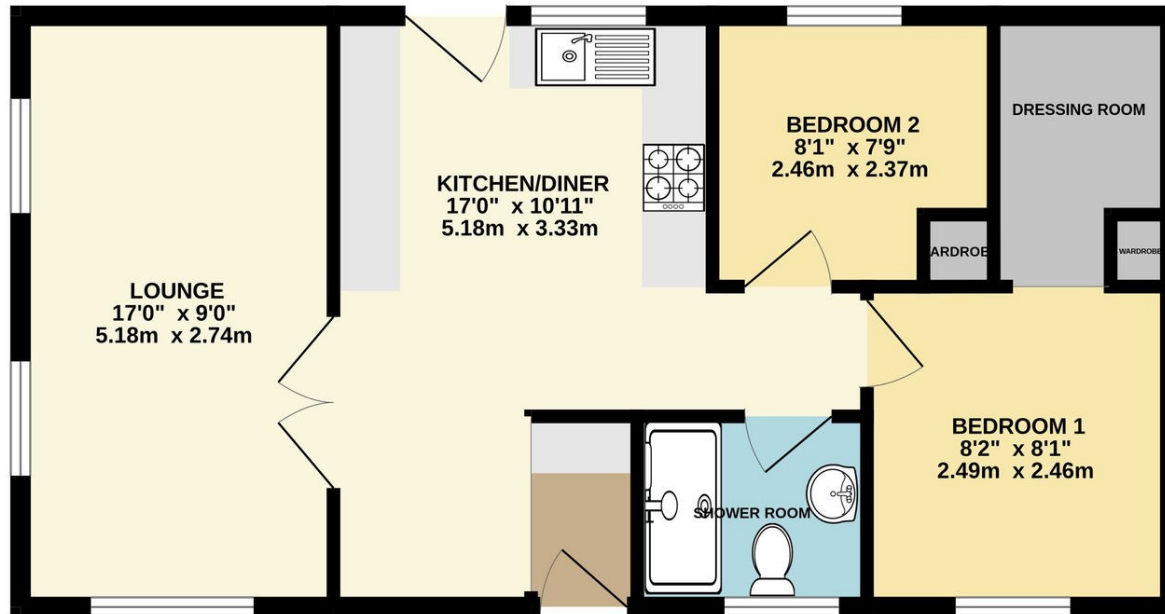
GLENHOLT PARK

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, amenities are close at hand. The post office and Spar shop are within walking distance and a doctors surgery 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.



FLOOR PLAN

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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, 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). 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.

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.

EPC

EXCEMPT

