

£325,000



6 OAK TREE PARK, GLENHOLT, PLYMOUTH, PL6 7JZ

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

Lawson are delighted to market this deceptively spacious, semi detached bungalow, just a short walk from all amenities and excellent transport links. The property has the benefit of gas fired central heating via a Worcester combination boiler, PVC double glazing, fascia's and gutters. Accommodation comprising a PVCu double glazed front door into an entrance porch with an inner door to the main hallway, pull down loft access, doorway to the sitting room; a good sized room with a featured ornamental stone fireplace, window to the front elevation with far reaching views to Dartmoor in the distance, and a moulded ceiling. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed roll top work surfaces, stainless steel sink drainer unit with tiled splash backs, plumbing for a washing machine, space for a tumble dryer, double oven, hob and filter canopy, archway through to the dining room, window to the rear elevation and fireplace with brick hearth and a wooden mantel.

Bedroom one is a spacious double with a window to the rear with a range of fitted wardrobes. Bedroom two, a further double has a window to the front, again with fitted wardrobes. Shower room, has a low level WC, wash hand basin with storage beneath and an oversized shower cubicle with a direct feed shower unit, easy clean splashbacks and a window to the side.

Externally to the front of the property, the front garden is lawned with gravel borders. There is a tarmac driveway providing parking for several vehicles, leading to a single garage with power, light, electric roller shutter door and a galvanized handrail and gateway to the rear garden. The rear garden has a beautiful southerly aspect, fully hedge and fence enclosed with patio terraces, lawns and flower and shrub beds and borders. The property has the benefit of PVC double glazing, gas central heating, patio terraces, lawns and flower and shrub beds and borders, PVC gutters, fascia's, down pipes.

UTILITIES

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

OUTGOINGS PLYMOUTH

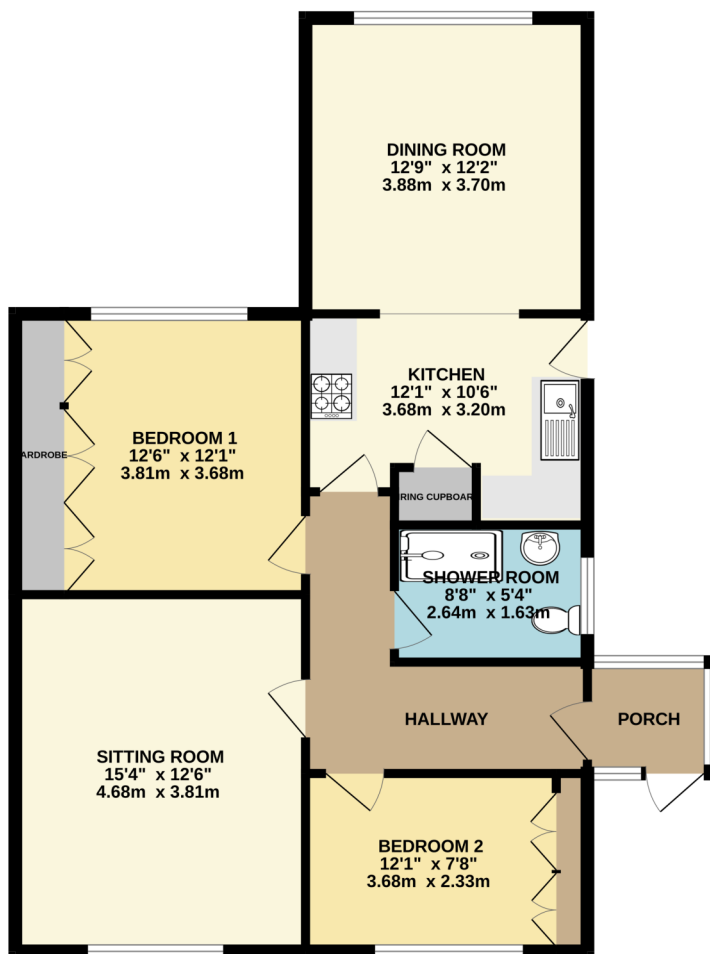
We understand the property is in band 'C' for council tax purposes and the amount payable for the year 2025/2026 is £2,067.04 (by internet enquiry with Plymouth City Council). These details are subject to change

GLENHOLT

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.



GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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

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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 2023.

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). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf of 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.

