

LAWSON

Estate Agency...Only Better



2 Julian Walk, Glenholt Park, Plymouth

Plymouth

£110,000

A one (originally two) bedroom detached park home, situated in a quiet cul-de-sac in this fully residential park, offering easy access to local amenities. The living accommodation, which is well presented throughout in tasteful, neutral colours comprises, an entrance porch, entrance hall, lounge, modern fitted kitchen/diner, large double bedroom (as previously mentioned it was originally two bedrooms) and a shower room.

Externally, there are low maintenance level gardens and a driveway for one car.

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

The monthly pitch fee is £189.23 and the monthly water charge is £46.30.

LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator.

LOUNGE

PVCu double glazed bay window to the side, PVCu double glazed door and window to the front and radiator.

KITCHEN/DINER

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer sink unit with a mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for a washing machine, cupboard housing the gas boiler which serves domestic hot water and central heating system, radiator and PVCu double glazed windows to the front and rear.

SHOWER ROOM

Matching suite comprising a tiled shower cubicle with inset shower, low level WC, wash hand basin with storage under, heated towel rail, PVCu double glazed frosted window to the rear.

BEDROOM

PVCu double glazed French doors to the rear, PVCu double glazed window to the front and radiator.

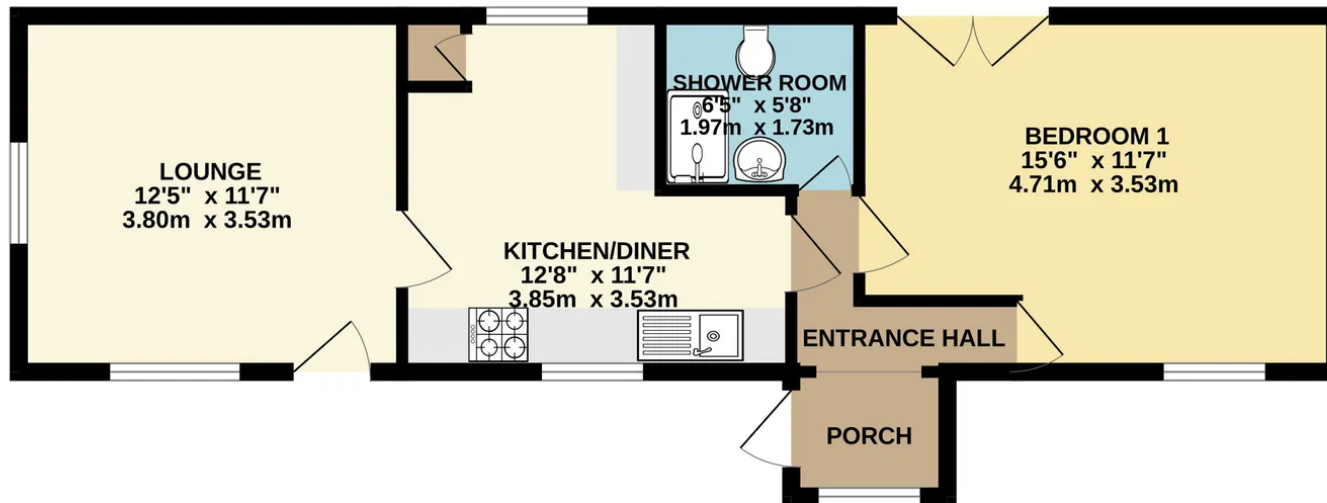
EXTERNALLY

The property stands on a level plot with paved and gravelled areas to all sides and a driveway providing parking for one car.



GROUND FLOOR

516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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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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 '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.

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.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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