



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



£255,000 FREEHOLD

2 double bedrooms (both with en-suites), semi-detached, shared driveway with double gates providing off-road parking for 1 car, energy efficient home

COBHAM CLOSE, GLENHOLT, PLYMOUTH



PROPERTY DETAILS

Swift Estate Agents are pleased to present this modern 2 bedroomed semi-detached family home, situated within a highly desirable and quiet development in Glenholt! Located close to Dartmoor National Park, The Park and Ride bus service, Derriford Hospital, schools and local amenities. The property comprises of entrance vestibule, cloakroom, spacious lounge, modern fitted kitchen/dining room, conservatory, 2 double bedrooms (both with en-suites), a shared driveway with double gates providing off-road parking for 1 car. This is an energy efficient home with the added benefit of solar panels.

COUNCIL TAX BAND – B
EPC - C

Canopied entrance with opaque glazed panelled door to;

ENTRANCE VESTIBULE

Wood flooring, panelled radiator, door to;

CLOAKROOM

White suite comprising low level WC, pedestal basin with tiled surround, ceiling spotlights, radiator, wood flooring.

LOUNGE

15'4 x 9'2 (4.68m x 2.79m)

2 panelled radiators, stairs to first floor with adjacent built-in storage cupboard, wood flooring, UPVC double glazed window to front elevation. Glazed door to;

KITCHEN/DINING ROOM

13'3 x 9'2 (4.04m x 2.81m)

Well fitted with a range of cream high gloss base and eye level storage cupboards, wood effect worktops, inset single bowl, single drainer, stainless steel sink unit with adjacent recess and plumbing for a washing machine, integrated oven and 4 burner gas hob with stainless steel splashback and extractor canopy over, integrated dishwasher, space for an upright fridge freezer, panelled radiator, wood flooring, ceiling spotlights, UPVC double glazed window to rear elevation, adjacent matching French doors giving access to the conservatory.

CONSERVATORY

10'11 x 9'6 (3.33m x 2.90m)

Wood flooring, panelled radiator, UPVC double glazed windows and French doors providing access to the rear garden.

FIRST FLOOR

LANDING

Access to loft space, built-in storage cupboard housing the hot water cylinder, panelled radiator.

BEDROOM ONE

13'3 x 9'1 (4.04m x 2.77m)

Panelled radiator, UPVC double glazed window to front elevation, door to;

EN-SUITE BATHROOM

8'1 x 4'10 (2.46m x 1.48m)

White suite comprising panelled bath with mixer tap and shower attachment with fully tiled surround and glazed shower screen, low level WC, pedestal basin, shaving socket, ceiling downlighters, extractor fan, opaque UPVC double glazed window to side elevation.

BEDROOM TWO

10'0 x 9'3 (3.06m x 2.81m)

Panelled radiator, UPVC double glazed window to rear elevation, door to;

EN-SUITE SHOWER ROOM

White suite comprising glazed and tiled shower cubicle with mixer shower, pedestal basin, low level WC, extractor fan, ceiling spotlights, panelled radiator, opaque UPVC double glazed window to side elevation.

OUTSIDE

GARDENS

The gardens are situated mainly to the rear of the property, being a particularly good size and enclosed with larch lap fencing. The garden offers a great deal of privacy and seclusion with a large patio area and lawned area beyond. A pedestrian gate runs along the side of the property providing access to a shared driveway with double gates, providing off-road parking for 1 car.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers 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 Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.

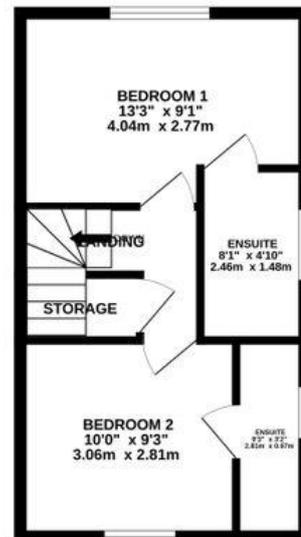
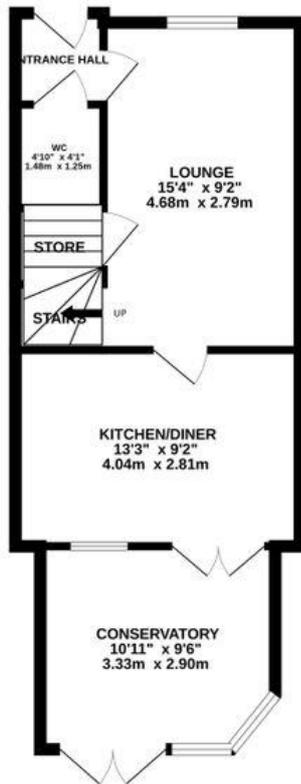
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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.
Made with Aereopie ©2023



Follow us on Instagram & Facebook - swiftstateagents

