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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

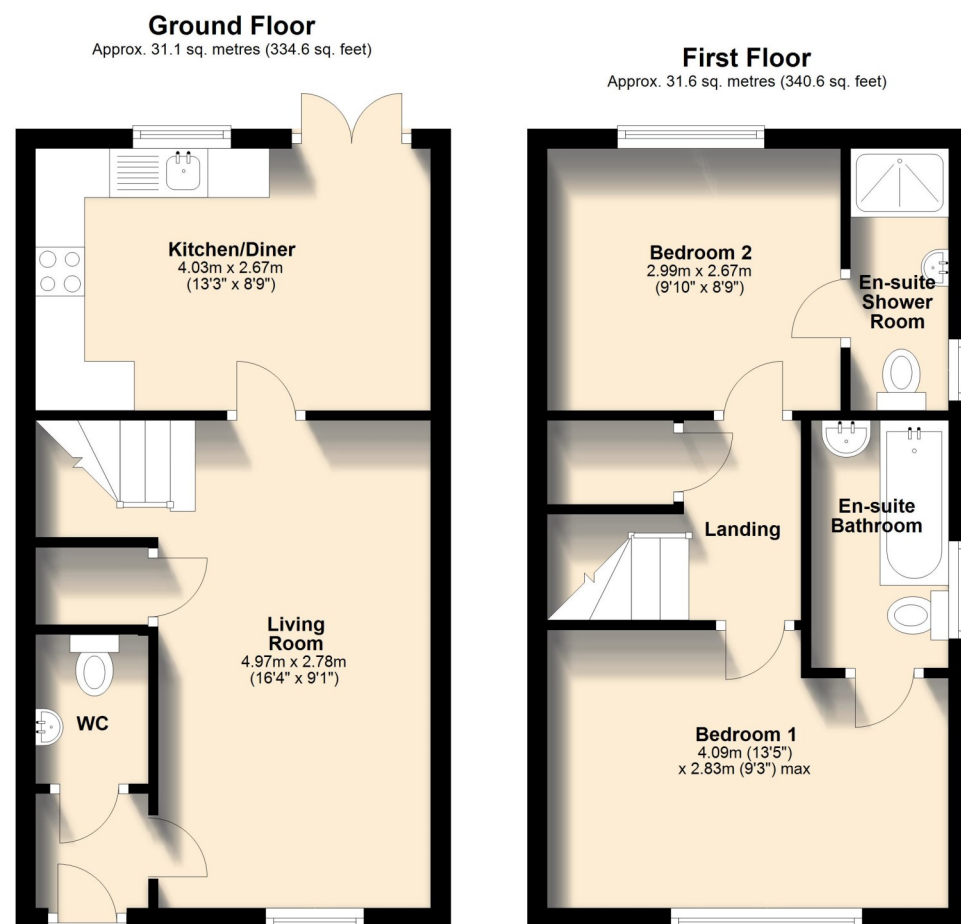
9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:
20/F/25 5741



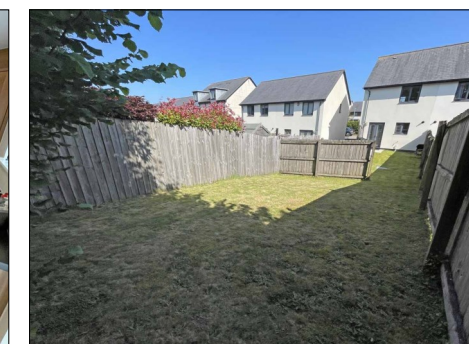
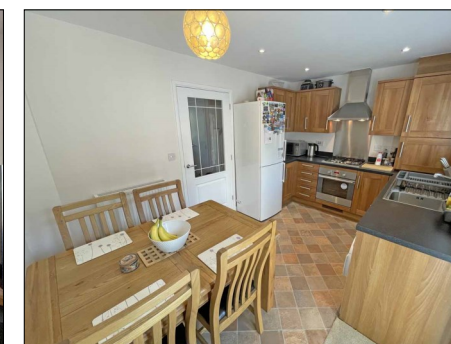
Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

**PLYMOUTH
HOMES** ESTATE AGENTS



**49 Cobham Close, Glenholt,
Plymouth, PL6 7FE**

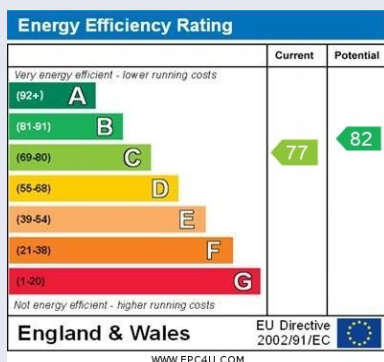
We feel you may buy this property because...

‘Of the popular, residential location, close proximity to Derriford Hospital and well-presented accommodation on offer.’

£245,000

**POPULAR LOCATION
SEMI DETACHED HOUSE
TWO BEDROOMS
TWO EN-SUITES
SEPARATE LOUNGE
KITCHEN/DINING ROOM
ENCLOSED, LAWNED GARDEN**

www.plymouthhomes.co.uk



Number of Bedrooms
Two Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Allocated Parking Space

Outside Space
Rear Garden

Council Tax Band
B

Council Tax Cost 2025/2026
Full Cost: £1,808.67
Single Person: £1,356.50

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £2,400
Home or Investment
Property: £14,650

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

Plymouth Homes are delighted to present to the market this well presented, semi-detached house located in the ever-popular area of Glenholt. Internally the property comprises: lounge, kitchen/dining room, WC, two double bedrooms, ensuite bathroom and ensuite shower room. Externally the property has an allocated parking space and to the rear a good-sized enclosed garden which is mainly laid to lawn but also benefits from a patio seating area. Further benefits include double glazing, central heating, solar water heating to help reduce energy bills and there is also a central residents communal garden within the estate. Plymouth Homes would strongly recommend an internal inspection of this most well-presented house to appreciate the accommodation and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a part glazed entrance door opening into the entrance hall.

ENTRANCE HALL

With radiator and doors to the WC and living room.

DOWNSTAIRS WC

1.52m (5') x 1.15m (3'9")

Fitted with a two-piece suite comprising pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan.

LIVING ROOM

4.97m (16'4") x 2.78m (9'1")

A good-sized reception room with double glazed window to the front, two radiators, storage cupboard, stairs rising to the first floor landing, door to the kitchen/dining room.

KITCHEN/DINING ROOM

4.03m (13'3") x 2.67m (8'9")

Fitted with a matching range of modern base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven and four ring gas hob with stainless steel cooker hood and splashback, double glazed window to the rear, radiator, recessed ceiling spotlights, uPVC glazed door to the garden.



FIRST FLOOR

LANDING

With radiator, airing cupboard housing the hot water cylinder, access to the loft space.

BEDROOM 1

4.09m (13'5") x 2.83m (9'3")

A double sized bedroom with double glazed window to the front overlooking the central resident's communal garden, radiator, door into the en-suite bathroom.

EN-SUITE BATHROOM

2.53m (8'3") x 1.40m (4'7")

Fitted with a three-piece suite comprising panelled bath with fitted shower above, wash hand basin, low-level WC, tiled splashbacks, window to side, radiator.

BEDROOM 2

2.99m (9'10") x 2.67m (8'9")

A second double sized bedroom with double glazed window to the rear, radiator, door into the en-suite shower room.

EN-SUITE SHOWER ROOM

2.67m (8'9") x 1.00m (3'3")

Fitted with a three-piece suite comprising pedestal wash hand basin, shower cubicle with fitted shower, low -level WC, tiled splashbacks, radiator.

OUTSIDE

FRONT

The front of the property is approached via a covered porch and a small, gravelled garden area.



REAR

The rear garden laid to lawn and enclosed with wooden fencing, measuring approximately **21.94m (72'03") in length max x 5.18m (17') max in width**. There is a patio seating area adjoining the property and a gate accessing the parking.

PARKING

The property benefits from an allocated parking space to the rear of the property which is approached via a shared driveway.

COMMUNAL GARDEN

Within the centre of the estate is a communal lawned garden area for resident's use.

SOLAR PANELS

The property benefits from solar water heating. During suitable conditions, the solar panels partially heat the domestic hot water supply. The boiler then uses less gas to heat the water to the desired temperature and this helps to lower energy bills.

AGENT'S NOTE

The vendor informs us there is an estate charge of approximately £140 per year for the maintenance of the communal areas.

We recommend that potential purchasers inform their mortgage company and legal advisor of this information prior to commencing a purchase.

