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£70,000

A spacious two double bedroom detached park home, fully residential development in Glenholt, no onward chain, off-road parking, low-maintenance gardens.

QUEENS CLOSE, GLENHOLT PARK, PLYMOUTH



PROPERTY DETAILS

A spacious two double bedroom detached park home situated in the popular fully residential development of Glenholt Park. This property is a great opportunity for a buyer who is 50 years of age or older, eager to add their own personal style, with some updating and modernisation needed to truly make it their own. Other benefits to consider this property are no onward chain, low-maintenance gardens, off-road parking, double glazing, and central heating.

The accommodation comprises of an entrance porch, entrance hall with storage cupboard, a spacious and modern fitted kitchen, a good-sized lounge with feature fireplace, two double bedrooms and a shower room.

COUNCIL TAX BAND – C

Canopied entrance with UPVC door to;

ENTRANCE PORCH

6'1 x 3'4 (1.88m x 1.04m)

UPVC double glazed windows to side and rear elevation. Glazed panelled door to;

ENTRANCE HALL

Radiator, storage cupboard.

KITCHEN

12'5 x 11'7 narrowing to 6'4 (3.84m x 3.58m narrowing to 1.97m)

Being L shaped. A range of white high gloss base and eye level storage cupboards with granite effect worktops, inset circular sink and drainer, built-in oven and electric hob, radiator, UPVC windows to side elevations, space and plumbing for a washing machine, door to;

LOUNGE

12'9 x 11'7 (3.94m x 3.58m)

UPVC double glazed bow window to front elevation, radiator, feature fireplace with wooden mantle, UPVC window to side elevation, further UPVC double glazed door to side elevation.

BEDROOM ONE

11'7 x 7'7 (3.58m x 2.35m)

Radiator, UPVC window to side elevation, wood effect flooring.

BEDROOM TWO

7'5 x 8'9 into wardrobe recess (2.29m x 2.74m into wardrobe recess)

Radiator, fitted wardrobe unit, wood effect flooring, UPVC window to side elevation.

SHOWER ROOM

6'3 x 5'4 (1.93m x 1.65m)

White suite comprising corner shower cubicle, wash hand basin, low level WC, opaque UPVC window to side elevation, fully tiled walls, radiator.

OUTSIDE

The property sits on a low-maintenance plot with off-road parking to the front, whilst to the rear of the property is a storage shed and paved patio to one corner, providing a useful drying area.

There is also an outside tap located to the side of the property.

ADDITIONAL INFORMATION

We understand that the property is in 'band A' council tax band with Plymouth City Council. There is a pitch fee of £166.25 per month and the water rates are £46.30 per month. You're welcome to enjoy the surrounding landscape with your pets at Glenholt Park, with 1 dog or 1 cat being permitted per household. Residents must be 50 years of age or older.

GLENHOLT

Just 2 miles north, you can explore the incredible Dartmoor National Park with amazing outdoor facilities. The park is surrounded by lovely woodlands and scenic walking paths, while the vibrant City of Plymouth nearby, offers fantastic shopping, education, sports, and healthcare. All linked by a mainline train service to London and Cornwall, plus seasonal ferry connections to beautiful destinations in France and Northern Spain.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

Electric and water are connected to this 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 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.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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