

**£130,000**



**7 Glenfield Close, Glenholt Park, Plymouth PL6 7NT**

A spacious two bedroom detached park home situated in a quiet cul-de-sac backing onto woodland within this fully residential park. The living accommodation which is well presented throughout in tasteful neutral colours comprises; dual aspect lounge/diner, modern fitted kitchen, shower room, and two bedrooms. Externally there are low maintenance gardens and a driveway. The property also benefits from PVCu double glazing and Calor gas central heating.

The living accommodation.

Approached via a PVCu double glazed front door to.

### **LOUNGE/DINER**

PVCu double glazed windows to front and side, two radiators, access to.

### **KITCHEN**

Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer stainless steel sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, wall mounted gas boiler which serves domestic hot water and central heating system, PVCu double glazed rear door to rear garden.

### **INNER HALLWAY**

Doors to all living accommodation.

### **BEDROOM ONE**

PVCu double glazed window to side, radiator.

### **BEDROOM TWO**

PVCu double glazed window to side, radiator.

### **SHOWER ROOM**

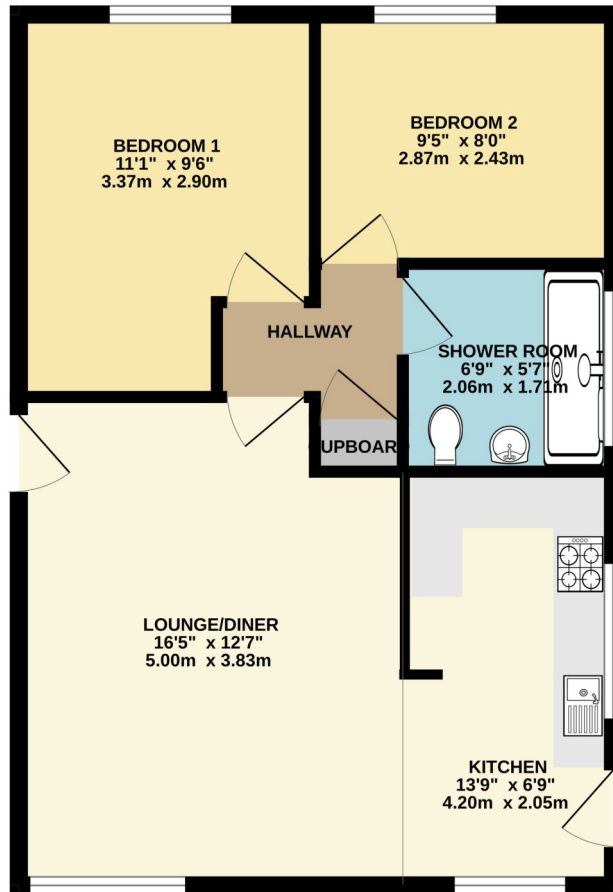
Matching suite comprising tiled shower cubicle with inset shower, low level wc, wash hand basin, extractor fan, PVCu double glazed frosted window to rear.

### **EXTERNALLY**

The property stands on a level low maintenance plot, a driveway providing parking for one car and an attractive low maintenance gravelled garden with shed to remain enclosed by fence and hedged boundaries.



## GROUND FLOOR



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 Metropix ©2025

## 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, LPG, electricity and mains drainage.

## VIEWING

By appointment with Lawson

## OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1550.28 (by internet enquiry with Plymouth City Council). These details are subject to change. With a pitch fee of £168 per month and water fee of £46.25 per month.

## 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.

**EPC EXEMPT**

