

LAWSON
Estate Agency...Only Better



7 Glenfield Way, Glenholt Park, Plymouth, PL6 7NL

Plymouth

£150,000

A superb two double bedroom detached park home which has been the subject of recent modernisation by the current owners to include a new roof, fascia's and guttering, the installation of a gas boiler, new fitted kitchen and shower room, and landscaped gardens. The living accommodation, which is well presented throughout in tasteful, neutral colours, comprises an entrance porch/utility leading through to a modern fitted kitchen, a spacious lounge, two good-sized bedrooms and a modern shower room.

Externally, the property stands on a level plot and incorporates front, rear and side gardens, and a driveway for one car.

The property also benefits from gas-fired central heating and PVCu double glazing and is being offered to the market with no onward chain. There is a monthly pitch fee of £179.53 which includes water.

LIVING ACCOMMODATION

Approached through a PVCu double glazed front door to:

ENTRANCE HALL/UTILITY

Plumbing for a washing machine, PVCu double glazed window to the side and door to:

KITCHEN/DINER

Roll-edge worksurfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl sink unit with mixer tap, built-in electric oven and four-ring gas hob with extractor hood over, radiator, wall-mounted gas boiler which serves the domestic hot water and central heating system, PVCu double glazed windows to the side and rear, easy clean panels to the walls, and access to:

LOUNGE

PVCu double glazed window to the rear, PVCu double glazed door to the side, easy panels to walls, radiator and door to:

INNER HALLWAY

Doors to all the remaining accommodation, built-in storage.

BEDROOM ONE

PVCu double glazed window to the front and radiator.

BEDROOM TWO

PVCu double glazed window and radiator.

SHOWER ROOM

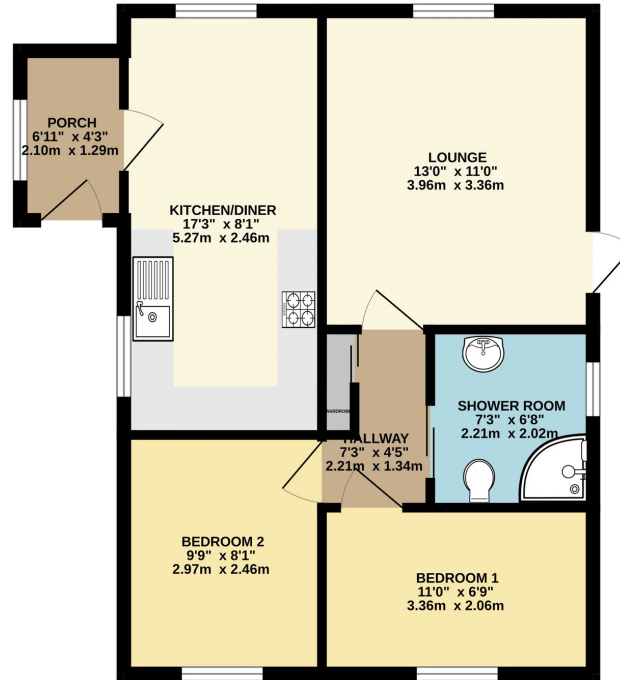
Recently fitted matching suite comprising tiled shower cubicle with inset shower, low-level WC, pedestal wash hand basin, tiled flooring, easy clean panels to walls and ceiling, heated towel rail, and PVCu double glazed frosted window to the side.

EXTERNALLY

The property is approached through double gates leading to a driveway providing parking for one vehicle with an adjacent low-maintenance tiered gravel garden, and to the sides there are low-maintenance paved areas with a greenhouse and shed to remain. At the back of the property, there is a further low-maintenance paved garden enclosed by wall boundaries.



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.6 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.

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change.

SERVICES

Service charge information, ground rent, and any associated leasehold costs have been provided to us by the seller and are believed to be accurate at the time of marketing. However, these figures have not been verified by us and should be confirmed by your solicitor during the conveyancing process before exchange of contracts.

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

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.

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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 for 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.





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