

6 St. Annes Road, Glenholt, Plymouth

Plymouth

Offers Over £400,000

A spacious four bedroom detached bungalow with a study occupying a generously proportioned plot, Situated in this highly sought after the residential location offering easy access to local amenities and enjoying moorland views from the rear. The living accommodation which is arranged over two levels comprised as entrance hall, lounge, fitted kitchen, dining room, family bathroom and three bedrooms on the ground floor. On the first floor there are two further rooms currently being used as bedrooms and an en suite shower room.

Externally, there are front and rear gardens, a driveway for several vehicles and a tandem garage. The property also benefits from PVCu double glazing, gas central heating, and is being offered to the market with no onward chain, an internal viewing is highly recommend to truly appreciate this family home.

GLENHOLT

Glenholt is an established and sought-after residential area located approximately four miles north of Plymouth city centre.

The area benefits from a selection of local amenities, including a post office, general store, and a hairdressers as well as a Park and Ride service providing excellent transport links into the city centre and towards the north. Nearby, residents have easy access to Derriford Hospital, the University of St Mark and St John, and the Devonshire Health & Racquet Club, along with the Tesco Extra in Woolwell.

For those who enjoy the outdoors, Glenholt is surrounded by woodland, offering pleasant walks through to Plymbridge Woods, while Dartmoor National Park lies just two miles to the north. The historic market town of Tavistock is also within easy reach, approximately twelve miles away.

Combining a peaceful setting with excellent local facilities and strong transport links, Glenholt remains a highly desirable location for a wide range of buyers.

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2026/2027 is £2441.85 (by internet enquiry with Plymouth City Council). These details are subject to change.





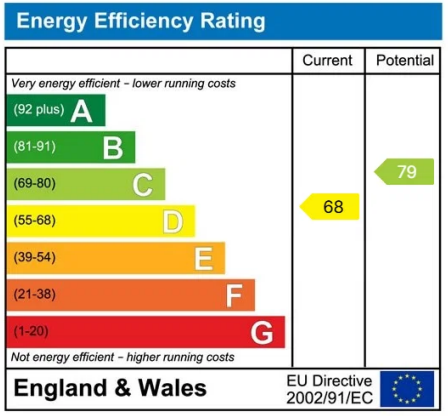


TOTAL FLOOR AREA : 1475 sq.ft. (137.1 sq.m.) approx.

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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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.
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Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

https://lawsonproperty.co.uk/

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