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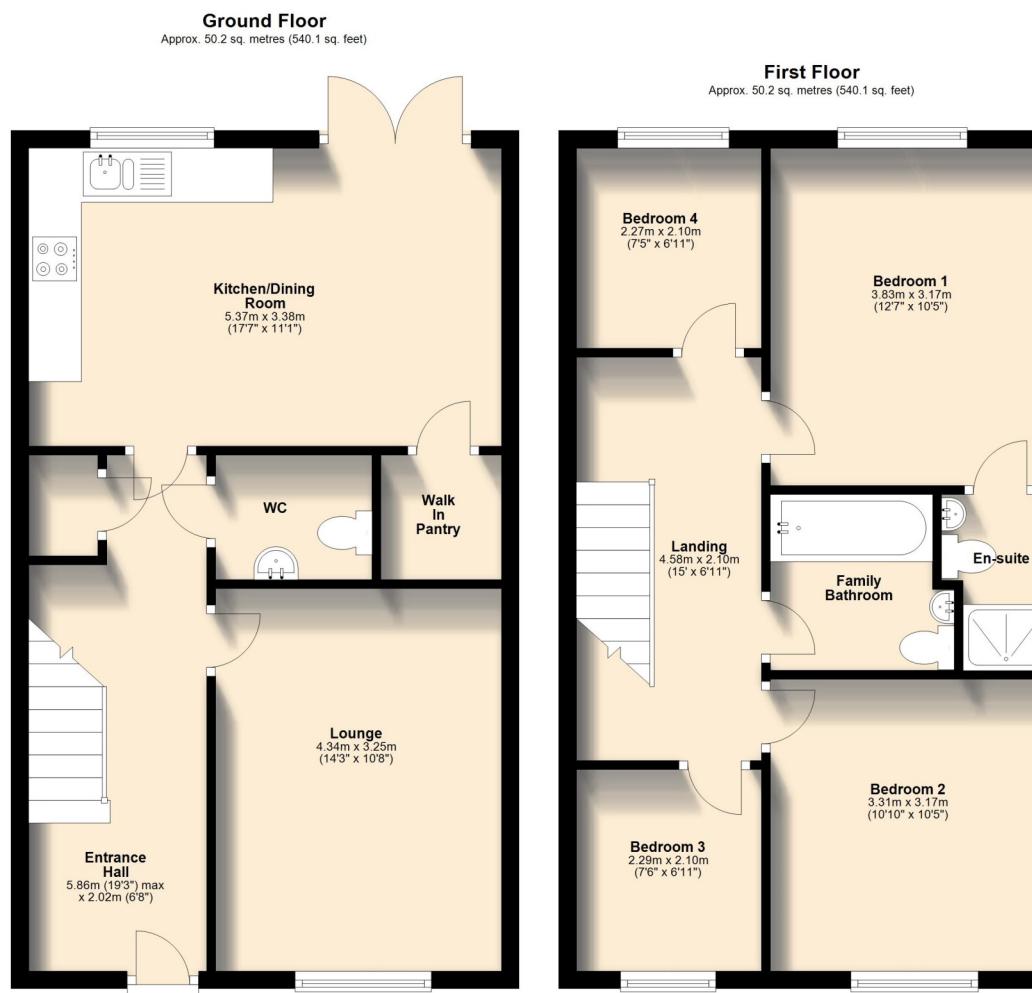
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Opening Hours
Monday - Friday
9.15am—5.30pm
Saturday
9.00am—4.00pm
(Central Plymouth Office Only)

Our Property Reference:
13/B/26 5879

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.

Draft Details – Not Approved & Subject To Change



**50 Olympic Way, Glenholt,
Plymouth, PL6 7HA**

We feel you may buy this property because...
'Of the popular residential location, spacious accommodation and the lovely large garden.'

POPULAR LOCATION
LARGE REAR GARDEN
FOUR BEDROOMS
SEPARATE LOUNGE
KITCHEN/DINING ROOM
DOWNSTAIRS WC
TWO PARKING SPACES

**Offers In Excess Of
£325,000**

Number of Bedrooms
Four Bedrooms

Property Construction
Cavity Brick Walls

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Two Allocated Spaces

Outside Space
Large Rear Garden

Council Tax Band
D

Council Tax Cost 2025/2026
Full Cost: £2,325.42
Single Person: £1,744.07

Stamp Duty Liability
First Time Buyer: £1,250
Main Residence: £6,250
Home or Investment
Property: £22,500

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...

Located within the popular residential area of Glenholt, close to good transport links and Derriford Hospital, this modern and beautifully presented home was built in 2013 and boasts a large corner plot garden. Internally the accommodation comprises separate lounge, kitchen/dining room, walk in pantry, a downstairs wc, four bedrooms, en-suite shower room and a family bathroom. Further benefits include double glazing, central heating and externally there are two parking spaces directly in front of the property. Plymouth Homes advise an early viewing to fully appreciate this lovely home, the popular location and the size of the garden.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

5.86m (19'3") max x 2.02m (6'8")

A spacious entrance hall with radiator, stairs rising to the first-floor landing and an understairs storage cupboard.

LOUNGE

4.34m (14'3") x 3.25m (10'8")

A lovely reception space with double glazed window to the front, radiator.

DOWNSTAIRS WC

1.78m (5'10") x 1.42m (4'8")

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

KITCHEN/DINING ROOM

5.37m (17'7") x 3.38m (11'1")

A lovely spacious area, fitted with a matching range of base and eye level kitchen units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, splashbacks, wall mounted concealed boiler serving the heating system and domestic hot water, spaces for upright fridge/freezer, washing machine and tumble dryer, fitted electric oven and four ring electric hob with pull out cooker hood above, double glazed window to the rear, radiator, tiled flooring, uPVC glazed double doors opening to the rear garden, door into the walk in pantry.



WALK IN PANTRY

1.42m (4'8") x 1.37m (4'6")

A walk-in pantry/utility with light.



FAMILY BATHROOM

2.00m (6'7") x 1.85m (6'1")

Fitted with a three-piece white suite comprising panelled bath with shower attachment off the mixer tap, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, tiled flooring, decorative panelled walls.



FIRST FLOOR

LANDING

4.58m (15') x 2.10m (6'11")

With access to the loft space.

BEDROOM 1

3.83m (12'7") x 3.17m (10'5")

A lovely double bedroom with double glazed window to the rear, radiator, door into the en-suite.

EN-SUITE

2.00m (6'7") x 1.22m (4')

Fitted with a three-piece modern suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirrored cabinet, tiled flooring.

BEDROOM 2

3.31m (10'10") x 3.17m (10'5")

A second double bedroom with double glazed window to the front, radiator, decorative panelled walls, recessed ceiling spotlights.

BEDROOM 3

2.29m (7'6") x 2.10m (6'11")

With double glazed window to the front, radiator.

BEDROOM 4

2.27m (7'5") x 2.10m (6'11")

With double glazed window to the rear, radiator.

OUTSIDE:

FRONT

The front of the property is approached via a pathway leading to the covered main entrance and two side by side parking spaces. Throughout the estate there are also communal garden areas.

REAR

A particular feature of the property is the larger than average rear garden measuring **17.82m (58'5") at widest x 16.04m (52'7") at longest**. The enclosed garden comprises decking and lawn areas with a gate and pathway to the front. The owners inform us the timber bar and storage shed can also be included within the sale.

PARKING

There are two allocated parking spaces directly in front of the property and several visitors' spaces within the estate.

AGENT'S NOTE

We're informed there is an estate charge of £250 per year.

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

