



Town • Country • Coast



Glenholt Road  
Plymouth

Offers In Excess Of £440,000



# Glenholt Road

## Plymouth

Occupying a sought after location in Glenholt Road, is this impressive detached bungalow residence offering deceptive three bedroom accommodation, together with a 20'ft Lounge/Diner, well fitted kitchen breakfast room, together with extensive gated driveway parking, garage and superb gardens to the rear with sun terrace, sun trap areas, lawn and backing onto woodland.

As you enter a spacious hallway with attractive flooring, there is useful cloakroom with WC, doors lead to all rooms with an opening into a well fitted kitchen/breakfast room. There is a breakfast bar with cupboards below, space for fridge/freezer, integrated slimline dishwasher deep pan and cutlery drawers, built in electric oven, gas hob with canopy extractor over and a 1.5 bowl sink unit. A door leads to the rear gardens. From the entrance hall or the kitchen/breakfast room is the generous lounge/dining room being double aspect with patio doors enjoying the views over the gardens and woodland beyond.

There are three good sized bedrooms, the master bedroom with sliding patio doors to rear, together with a modern bathroom incorporating a large walk-in shower with black framed screen, bath, WC and vanity wash basin. The property benefits City Superfast Fibre.

Outside, to the front of the property gates lead to a brick paved driveway providing ample parking for several vehicles and a garage. To the rear a balustraded patio is a pleasant area to dine Al fresco and enjoy the gardens and woodland beyond. The gardens are stocked with an abundance of all round colour including a striking Acer and a Eucalyptus Tree. Steps lead down to a useful greenhouse and access is given to a basement storage area beneath the property where the mains gas fired combination boiler can be found. The gardens meander through various areas to sit and relax with gravelled area for entertaining and a useful store shed, ornamental pond and paths take you into a woodland-like feel, a haven for wildlife and birds.





### Lounge/Dining Room

20'4" x 12'6" (6.21 x 3.83)

### Kitchen/Breakfast Room

13'1" x 9'6" (3.99 x 2.90)

### Cloakroom

### Bedroom 1

13'1" x 9'6" (4.0 x 2.90)

### Bedroom 2

11'10" x 9'6" (3.61 x 2.91)

### Bedroom 3

8'6" x 6'6" (2.61 x 1.99)

### Bathroom

9'4" x 5'6" (2.87 x 1.70)

### Tenure

Freehold

### Services

Mains water, drainage, electricity and gas. The property is fitted with a positive input ventilation system, particularly helpful for asthma sufferers. City Superfast Fibre.

### EPC

TBC - Commissioned

### Council Tax Band

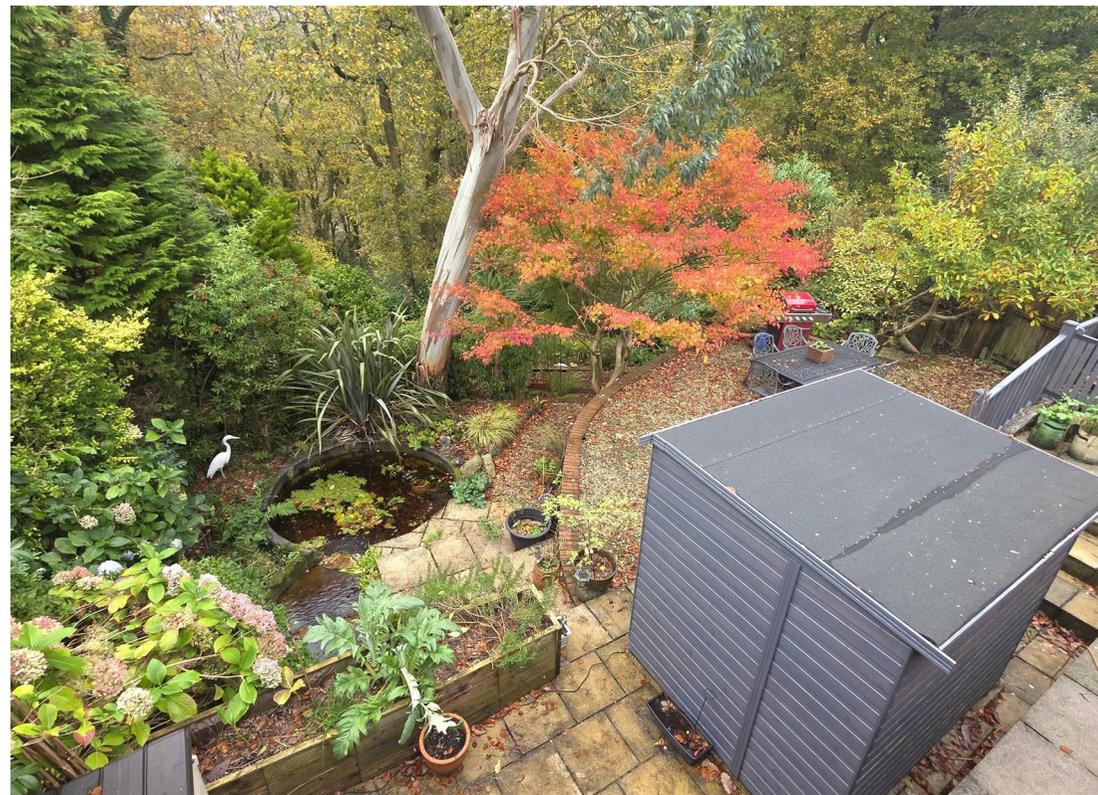
Plymouth City Council band 'D'

### Situation

On the fringes of Plymouth, Glenholt is an established and sought-after location which includes a post office, general store and hairdressers an easy links to Derriford Hospital, the University of St Mark and St John, Devonshire Health & Leisure Centre, Tesco, and Lidl superstores at Woolwell and Dartmoor National Park are located two miles north. The nearby Park and Ride provides easy access to the city centre. Tavistock is located twelve miles away.

### Directions

From Tavistock, take the A386 towards Plymouth. Pass through Roborough and continue straight across the Tesco Roundabout. Turn left just after the Park and Ride onto Morgan Road. At the next roundabout take the first exit and then turn immediately right into Glenholt Road. Continue down this road and the property will be found on the left just as the road bends to the right.



## Floor Plan



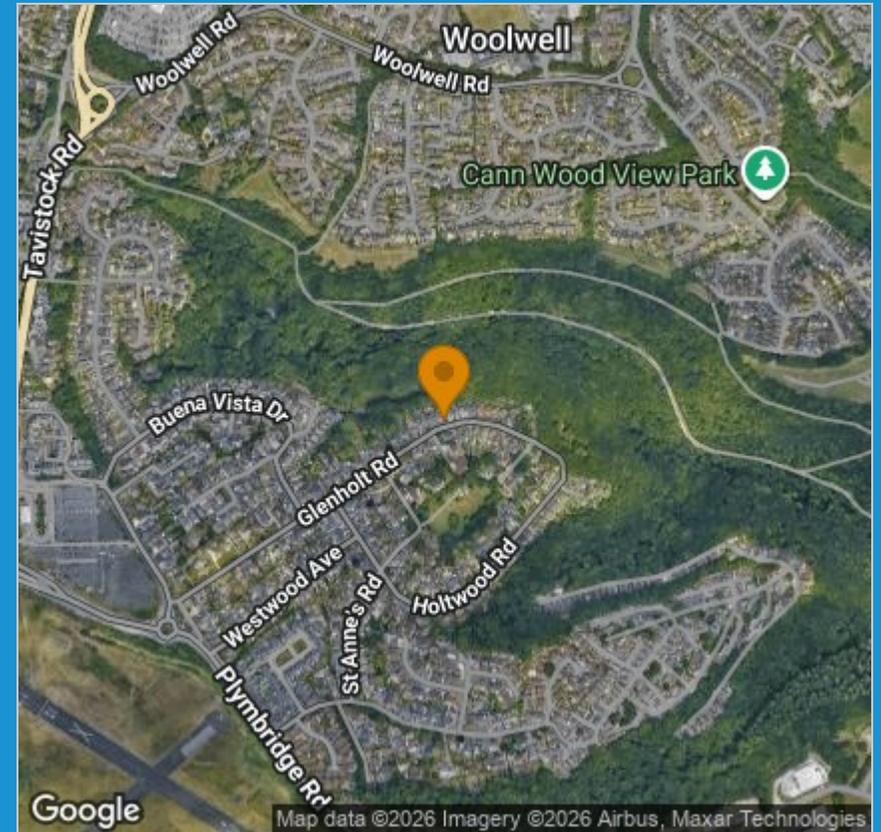
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

