

5 Julian Walk, Glenholt Park, Plymouth, PL6 7LU

£80,000

Plymouth

A two-bedroom detached park home requiring modernisation, situated at the end of a quiet residential cul-de sac, enjoying views across Plymbridge Woods. The living accommodation comprises entrance porch, entrance hall, lounge, kitchen/diner, two bedrooms and a shower room. Externally the property stands on a level plot that incorporates front, rear and side gardens and a driveway for one car. The property also benefits from PVCu double glazing, Calor gas central heating, and is being offered to the market with no onward chain.

Living accommodation,
Approach through a PVCu double glazed front door to.

ENTRANCE HALL
PVCu double glazed window to rear and side, access to.

LOUNGE
PVCu double glazed window to front, rear and side, living flame effect gas fire, radiator, door to.

KITCHEN/DINER
Roll edged work surfaces with cupboards and drawers under and matching wall units, single drainer and sink unit, plumbing for washing machine, gas cooker point, cupboard housing gas boiler which serves domestic hot water and central heating system, PVCu double glazed windows to both sides, access to.

INNER HALLWAY
Doors to all remaining accommodation, built-in storage cupboard, access to side porch.

BEDROOM ONE
PVCu double glazed window to rear, built-in wardrobe, radiator.

BEDROOM TWO
PVCu double glazed window to side, radiator.

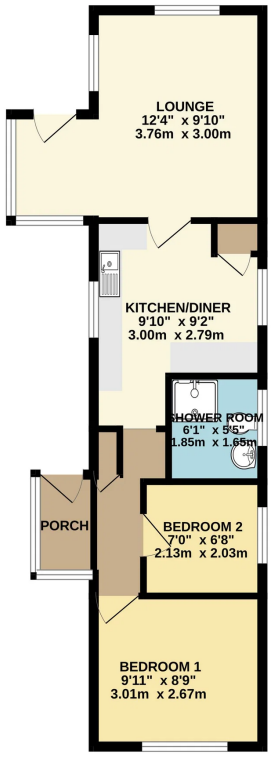
SHOWER ROOM
Comprises tiled shower cubicle with inset rain head shower, low level WC, wash hand basin with storage under, part tiled walls, extractor fan, radiator, PVCu frosted window.

EXTERNALLY
To the front there is a driveway providing parking for one car, there are paved and decked areas to both sides and the rear, enclosed by fence boundaries and enjoying views across the surrounding woodland.





GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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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OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1627.90 (by internet enquiry with Plymouth City Council). These details are subject to change. The service charge is approximately £1920 per annum.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection FTTC.

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

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