

LAWSON
Estate Agency...Only Better



2 Julian Walk, Glenholt Park, Plymouth
Plymouth

£110,000

A one (originally two and could easily be converted back) bedroom detached park home, situated in a quiet cul-de-sac in this fully residential park, offering easy access to local amenities. The living accommodation, which is well presented throughout in tasteful, neutral colours comprises, an entrance porch, entrance hall, lounge, modern fitted kitchen/diner, large double bedroom (as previously mentioned it was originally two bedrooms) and a shower room.

Externally, there are low maintenance level gardens and a driveway for one car.

The property also benefits from PVCu double glazing and Calor gas central heating. An internal viewing is highly recommended to truly appreciate this delightful home.

The monthly pitch fee is £189.23 and the monthly water charge is £46.30.

LIVING ACCOMMODATION

Approached through PVCu double glazed front door to:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator.

LOUNGE

PVCu double glazed bay window to the side, PVCu double glazed door and window to the front and radiator.

KITCHEN/DINER

Roll edge worksurfaces with cupboard and drawers under and matching wall units, single drainer sink unit with a mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for a washing machine, cupboard housing the gas boiler which serves domestic hot water and central heating system, radiator and PVCu double glazed windows to the front and rear.

SHOWER ROOM

Matching suite comprising a tiled shower cubicle with inset shower, low level WC, wash hand basin with storage under, heated towel rail, PVCu double glazed frosted window to the rear.

BEDROOM

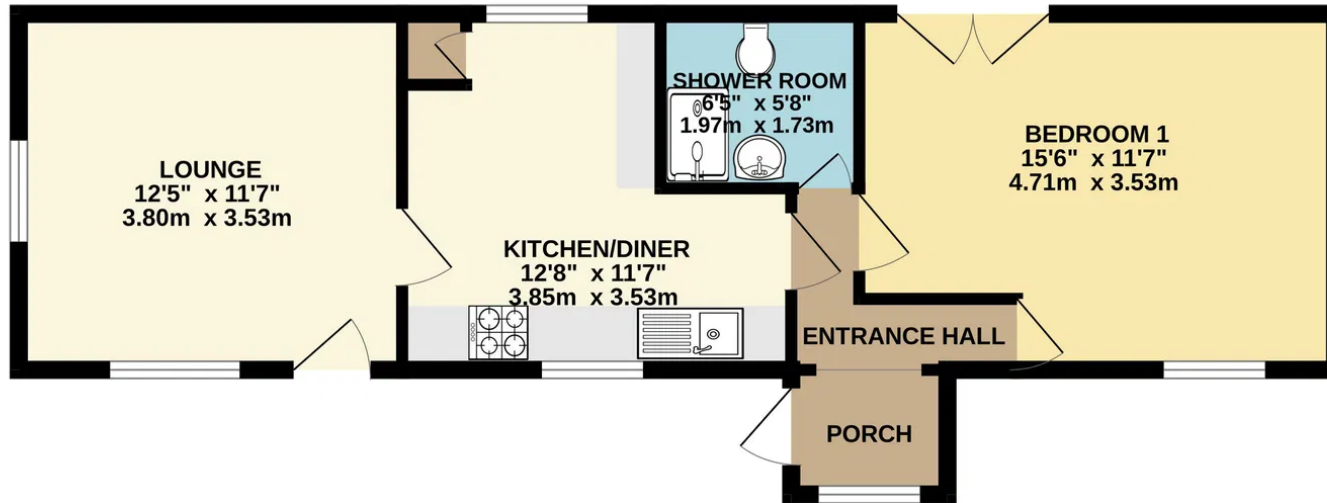
PVCu double glazed French doors to the rear, PVCu double glazed window to the front and radiator.

EXTERNALLY

The property stands on a level plot with paved and gravelled areas to all sides and a driveway providing parking for one car.



GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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.
Made with Metropix ©2025

UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,550.28 (by internet enquiry with Plymouth City Council). These details are subject to change.

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.

BUYERS INFORMATION

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.





Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

