

LAWSON
Estate Agency...Only Better



Westwood Avenue, Glenholt, Plymouth
Plymouth

Offers Over
£400,000

An extended 1950's built semi-detached property occupying a generous level plot situated within this highly sought after residential location, offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over three levels and comprises; entrance hall, lounge, dining room, family room and large kitchen breakfast room on the ground floor. On the first floor the landing leads to two double bedrooms, a further single currently being used as an office and a family bathroom with separate w.c. In addition to this there is a further loft conversion which creates a large master bedroom with en suite shower room and lovely views to the rear.

Externally the property stands on a generous well maintained plot which incorporates front and rear gardens, a driveway for three cars and a garage. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this lovely family home.

GLENHOLT

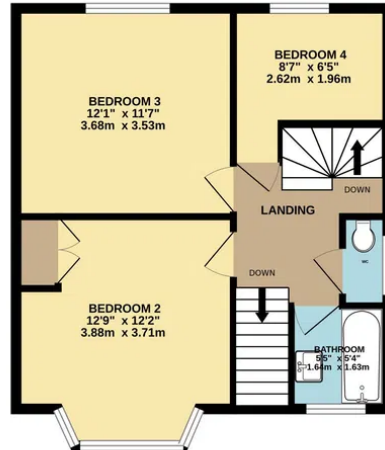
Glenholt is an established and sought-after location approximately four miles north of Plymouth city centre. Amenities include a post office, general store, hairdresser's salon and a Park and Ride offering good links to the city and North. Easy access can be made to Derriford Hospital, the University of St Mark and St John, Devonshire Health & Leisure Centre, Tesco superstore at Woolwell and Dartmoor National Park are located two miles north. The area is largely flanked by woodlands that provide pleasant walks to Plymbridge. The stannary town of Tavistock is located twelve miles away.



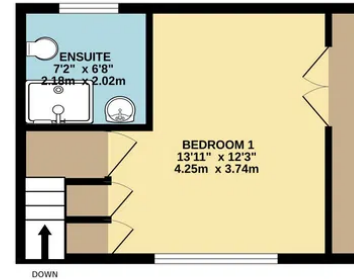
GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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UTILITIES

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

OUTGOINGS PLYMOUTH

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2325.42 (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.

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