

Plymbridge Road, Glenholt, Plymouth

Plymouth

£500,000

An eye-catching three/four bedroom detached residence occupying a generous well maintained level plot situated in this highly sought-after location offering easy access to local amenities. The living accommodation, which is arranged over two levels comprises entrance porch, entrance hall, 25ft lounge/diner, sunroom, fitted kitchen, breakfast room and utility, cloakroom and bedroom four/study on the ground floor. On the first-floor the landing leads to three double bedrooms and a shower room with separate WC.

Externally there are well-maintained front, rear and side gardens, a driveway for several vehicles and a single garage. The property also benefits from PVCu double glazing and gas central heating and has been offered to the market with no onward chain. An internal viewing is highly recommended to truly appreciate this fantastic family home.

GLENHOLT
Glenholt is an established and sought-after residential area located approximately four miles north of Plymouth city centre.

The area benefits from a selection of local amenities, including a post office, general store, and a hairdressers as well as a Park and Ride service providing excellent transport links into the city centre and towards the north. Nearby, residents have easy access to Derriford Hospital, the University of St Mark and St John, and the Devonshire Health & Racquet Club, along with the Tesco Extra in Woolwell.

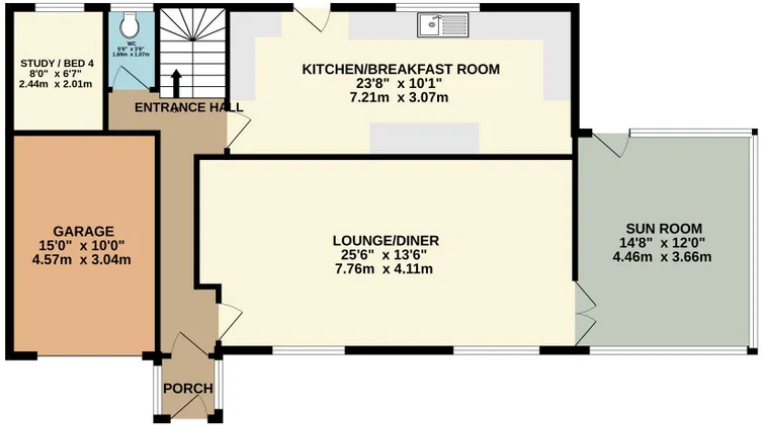
For those who enjoy the outdoors, Glenholt is surrounded by woodland, offering pleasant walks through to Plymbridge Woods, while Dartmoor National Park lies just two miles to the north. The historic market town of Tavistock is also within easy reach, approximately twelve miles away.

Combining a peaceful setting with excellent local facilities and strong transport links, Glenholt remains a highly desirable location for a wide range of buyers.

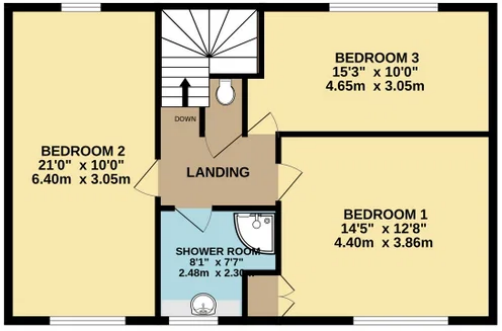




GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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 ©2026







UTILITIES
Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

OUTGOINGS PLYMOUTH
We understand the property is in band 'E' for council tax purposes and the amount payable for the year 2026/2027 is £2984.48 (by internet enquiry with Plymouth City Council). These details are subject to change.

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
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/

LAWSON

Estate Agency...**Only Better**