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£275,000 FREEHOLD

An immaculately presented and modern three bedroom semi-detached house with off-road parking, a beautifully fitted kitchen/diner, spacious lounge, good sized family bathroom, double glazing & central heating.

COBHAM CLOSE, GLENHOLT, PLYMOUTH

EPC - C



PROPERTY DETAILS

This immaculately presented three bedroom semi-detached house, located in the sought-after area of Glenholt, boasts off-road parking via a shared driveway, ensuring convenience right at your doorstep. The beautifully fitted kitchen/diner is perfect for both family meals and entertaining guests with French doors opening out to an enclosed, low-maintenance rear garden. A spacious lounge provides an inviting and comfortable space to relax, while a ground floor cloakroom off the entrance hallway adds extra convenience for busy households. Upstairs, the property features three good sized bedrooms offering plenty of room for storage, and a well-proportioned bathroom, complete with a separate shower cubicle. With its excellent location and modern design in mind, this property is sure to appeal to those looking for a comfortable and stylish home and an early viewing is recommended to avoid disappointment!

COUNCIL TAX BAND – C

Opaque double glazed panelled door to;

ENTRANCE HALL

Staircase to first floor, panelled radiator, doors lead off the entrance hall providing access to all ground floor rooms.

CLOAKROOM

Modern white suite comprising low level WC, corner wash hand basin with tiled surround and mixer taps, panelled radiator, opaque UPVC double glazed window to front elevation.

LOUNGE

15'4 x 12'4 (4.7m x 3.8m)

Two panelled radiators, UPVC double glazed window to front elevation, door to an under stairs storage cupboard, further half-glazed door to;

KITCHEN/DINING ROOM

15'7 x 9'9 (4.8m x 3.0m)

Modern fitted kitchen which has been replaced by the current owner in recent years. Comprising of white shaker style base and eye level storage cupboards with wood work surfaces, inset single bowl stainless steel sink with mixer tap, integrated oven and 4 ring induction hob with extractor canopy over, integrated fridge and integrated freezer, integrated slimline dishwasher, panelled radiator to dining area, cupboard housing a wall mounted Ideal gas boiler providing hot water and central heating, part-tiled walls, UPVC double glazed window to rear elevation, adjacent matching French doors providing access to the rear garden.

FIRST FLOOR

LANDING

Access to an insulated roof space, panelled radiator, built-in airing cupboard housing the hot water cylinder, doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE

13'7 x 8'5 (4.1m x 2.6m)

Panelled radiator, wardrobe recess area, a dual aspect room with UPVC double glazed windows to front and side elevations.

BEDROOM TWO

11'5 x 8' (3.5m x 2.4m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying views across the rear garden.

BEDROOM THREE

9'9 x 7'3 (3.0m x 2.2m)

Panelled radiator, UPVC double glazed window to rear elevation enjoying similar views to bedroom two.

BATHROOM

8'8 x 6'8 (2.7m x 2.1m)

White suite comprising panelled bath with mixer tap and shower attachment, separate and glazed tiled shower cubicle with mixer shower, low level WC, pedestal basin with tiled surround and taps, shaving socket, opaque UPVC double glazed window to front elevation.

OUTSIDE

The gardens are situated mainly to the rear of the property, being enclosed with high larch lap fencing, offering a good deal of privacy and seclusion. The garden is a particularly good size, with a large decked area and lawn beyond, and a useful garden timber shed. To the side of the property is a useful shared driveway, providing access via vehicular double gates, to a single car hardstand. The property benefits from owned solar panels, partially heating the domestic hot water supply. This helps reduce energy bills.

ADDITIONAL INFORMATION

The tenure of the property is freehold. We understand from the seller that there is a service/maintenance charge of approx. £180.00 per annum, for the upkeep of the communal areas on the development. Built by the property developer Cavanna Homes.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

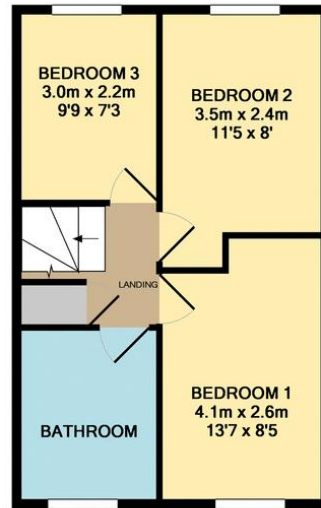
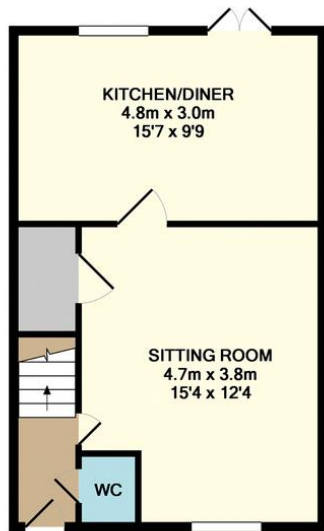
The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



GROUND FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(392 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(390 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.7 SQ.M. (782 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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