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# LUKE BOON

POWERED BY  
**exp** UK  
Personal Estate Agent



1 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



636 SQ.FT



FREEHOLD

## JASMINE GARDENS GLENHOLT PARK PL6 7LY £140,000

Detached park home, set on a private plot with a large driveway. Large double bedroom, open plan lounge/dining room, modern shower room & no onward chain.



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Glenholt Park is a quiet, retirement park for the over 50's located on the edge of Plymouth. Glenholt Park has a range of local amenities located close by, including a post office, bus route and part time site manager, who is based on the site. Located close to both Derriford Hospital and Dartmoor National Park.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

### The Property

You enter the property into a utility area which has space and plumbing for a washing machine and a sliding door leading into the kitchen. The utility space has a uPVC door and a window to the side elevation.

The kitchen is fully fitted and has space for a large fridge/freezer. There is a range of internal appliances and a window to the side elevation. There is a sliding door which leads into the breakfast room.

The breakfast room has a walkway leading through to the large lounge/dining room and a window to the side elevation. There is a large storage cupboard housing the combi-boiler and a door leading into an inner hallway, which leads through to the bedroom and the shower room.

At the rear of the park home is the large open plan lounge/dining room, which has dual aspect windows to the rear and side elevations, giving views over the garden and local woodland.

There is a door leading out onto the rear garden. The lounge has space for an array of furniture, a pitched roof space and a feature gas fire.

At the front of the property is the large double bedroom which was originally two separate bedrooms. The main bedroom area has a range of fitted furniture and a window to the front elevation. There is an archway leading through to the dressing room, which has more fitted furniture and a window to the front elevation. The dressing room used to be a smaller double bedroom.

The shower room is well presented and has a walk in shower, a low level w/c and a hand wash basin. There is an obscured window to the side elevation and a heated towel rail.

The property has LPG gas fired central heating and full UPVC double glazing. The park home has been externally insulated and is offered with no onward chain.

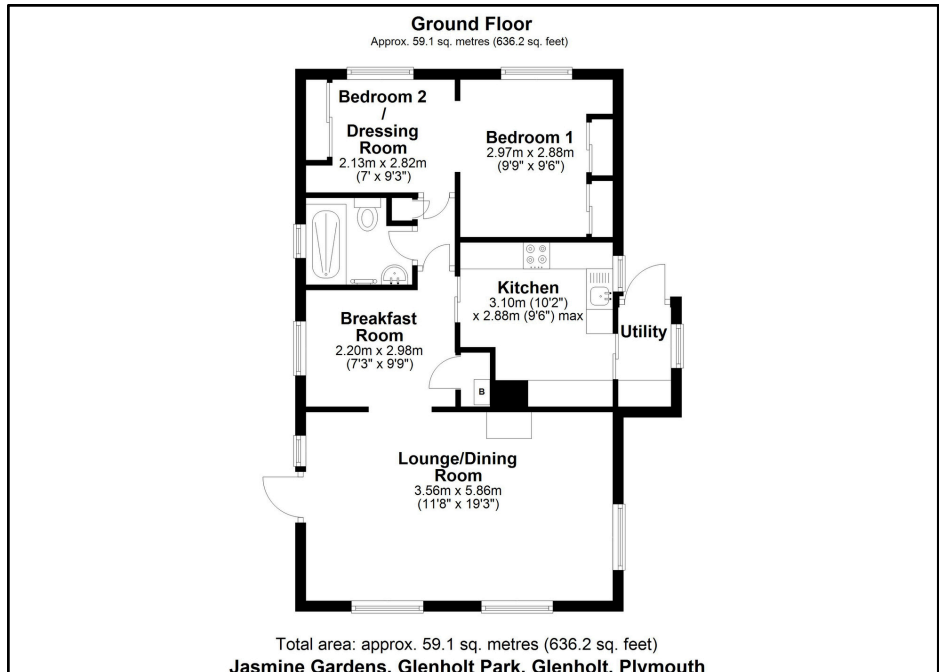
### Outside

Externally, the property has a private driveway with parking for one large vehicle.

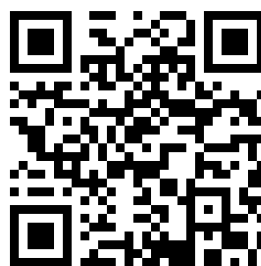
The park home has a wrap around garden which is fairly low maintenance and has an abundance of shrubs, plants and bushes. There are two storage sheds and a greenhouse. The garden opens out onto local woodland, giving pleasant views over the surrounding area.

### Tenure & Services

Tenure - Freehold  
 Services - Mains Water, LPG Gas, Mains Electricity & Mains Drainage  
 EPC - Exempt  
 Council Tax Band - A  
 Service Charge - £283 Per Month (£3396 Per Annum) Which Includes Water Rates



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		110
(81-91)	<b>B</b>	83	
<b>EXEMPT</b>			
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?  
 Please get in touch

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