

Price £125,000



4 PRINCES ROAD, GLENHOLT PARK, PLMOUTH, PL6 7NE

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Lawson are delighted to market this well appointed modern park home approximately 8 years of age. The property benefits from a well attended and looked after accommodation comprising, a PVCu double glazed front door leading to the main hallway; wood effect flooring and a doorway opening into the lounge/dining room; a double aspect room with vaulted ceiling, inset spotlights then leads into the open planned kitchen; fitted with a matching range of modern units with post formed and roll top worksurfaces, an electric oven, gas hob with stainless steel splash back, extractor fan, fridge freezer, plumbing for a washing machine, stainless steel sink drain unit with a mixer tap, wall mounted Baxi combination boiler.

Bedroom one is a double with a window to the side elevation and a large walk in wardrobe. Bedroom two is a small single with a window to the side. A large shower room with an oversized shower cubicle, direct feed drencher head shower unit, easy clean marble effect splash backs, low level WC, pedestal wash hand basin and a chrome towel rail.

Externally, the property has a nice plot with driveway providing parking for one vehicle and gravelled & flagged garden for ease of maintenance.

The property has PVCu double glazing, PVCu fascia's, gutters, soffits and downpipes and an LPG combination boiler.

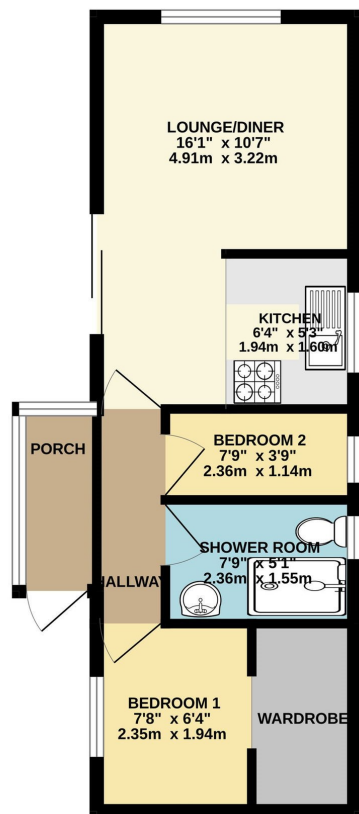
There is a service charge of £160.00 per calendar month.

GLENHOLT PARK

Glenholt Park offers a safe and relaxing option for retired and semi-retired people (over 50's only) seeking an idyllic lifestyle in the south west. Surrounded by majestic woodland, these carefully sited residential park homes form a welcoming community. Located just a few miles from Plymouth city centre it also offers attractive views of the Plym Valley countryside and is within easy reach of a 66-acre forest and the renowned Dartmoor National Park. Although the park is peacefully tucked away, all amenities are close at hand. The doctor's surgery, post office and Spar shop are all within walking distance and Asda, Tesco, Aldi and Lidl are all nearby along with bus routes in and out of the city. At Glenholt Park you will feel safe and secure in the knowledge that the Park Manager is on hand to make sure that you, and the park as a whole, are well looked after.



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 368 sq.ft. (34.2 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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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.

UTILITIES

Mains water, calor gas LPG, electricity and mains drainage, mobile coverage is likely, broadband connection potential is FTTP, FTTC and ADSL.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2025/2026 is £1,627.90 (by internet enquiry with Plymouth City Council). These details are subject to change. A service charge of £1916.04 including water rates.

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.

LEASEHOLD INFORMATION

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.

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). Please note we are unable to issue a memorandum of sale until the checks are complete.

Lawson themselves on behalf of 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.

