

Contact us

Central Plymouth Office

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Email Us

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Website

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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

Our Property Reference:

10/G/26 6017

Can We Help Further?

Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES

ESTATE AGENTS



MODERNISATION REQUIRED

DETACHED PARK HOME

ONE BEDROOM

CUL-DE-SAC POSITION

GARAGE AND PARKING

ENCLOSED GARDEN

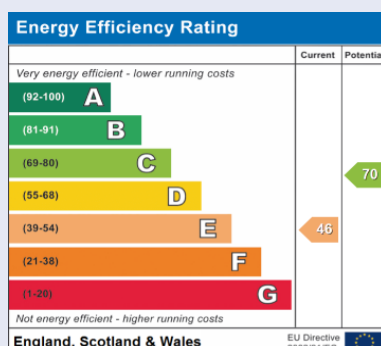
NO ONWARD CHAIN

**3 Beech Court, Glenholt,
Plymouth, PL6 7NR**

We feel you may buy this property because...
'Of the secluded position and the potential on offer.'

£70,000

www.plymouthhomes.co.uk



Number of Bedrooms
One Bedroom

Property Construction
Park Home

Heating System
Electric Heating

Water Meter
TBC

Parking
Garage

Outside Space
Private Garden

Council Tax Band
A

Council Tax Cost 2026/2027
Full Cost: £1,627.90
Single Person: £1,220.93

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: Nil
Second Home or Investment
Property: £3,500

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing...

Plymouth Homes are delighted to present to the market this park home which is situated in a cul-de-sac with Glenholt Park. Strictly for the over 50’s, the property is being offered to the market with no onward chain. The property will require a full course of modernisation and refurbishment and in brief comprises entrance hall, bedroom, shower room, kitchen, porch and living room. Externally, there is an enclosed courtyard area and single garage. Plymouth Homes would strongly recommend an internal inspection to appreciate the potential and location on offer.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a uPVC half glazed entrance door opening into the porch.

PORCH

3.72m (12'2") x 1.19m (3'11")

With double glazed windows to the side and rear, door opening into the living room.

LIVING ROOM

3.18m (10'5") x 2.88m (9'5")

With double glazed windows to the front and the side, electric radiator.

KITCHEN

3.00m (9'10") x 1.64m (5'5")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, double glazed window to the side, space for cooker, space for fridge/freezer.

SHOWER ROOM

2.12m (7') x 1.14m (3'9")

Fitted with a three- piece suite comprising shower cubicle with fitted shower above, vanity wash hand basin, low-level WC, tiled surround, obscure double-glazed window to the side.

BEDROOM

2.88m (9'5") x 2.12m (7')

A double bedroom with double glazed window the side.

OUTSIDE:

The property is located within a cul-de-sac and on a good-sized plot with a south facing courtyard garden and garage.

AGENTS NOTE:

The property is strictly for the over 50’s and has a monthly ground rent/ site fee of £169.41 per calendar month and an additional monthly water charge of £22.40. The property is also subject to an event fee of 10% of the sale price of the park home. This is payable by the buyer of the property to Glenholt Park on completion of a sale. The property has electric heating and is also fuelled by LPG gas supplied by Calor Gas.

