

£220,000

LAWSON
Estate Agency...Only Better



3 COBHAM CLOSE, GLENHOLT, PLYMOUTH PL6 7FE

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

Lawson are delighted to market this beautifully appointed coach house in a highly desirable convenient location just a short walk from excellent transport links, Derriford Hospital, schooling and all amenities. The property benefits from well maintained accommodation arranged over two floors comprising; composite front door leading to an entrance vestibule with tiled flooring and a door to a kitchen/diner; fitted to an incredibly high standard with a matching range of base and eye level storage cupboards with Corian worksurfaces, moulded sink, mixer tap, tiled splashbacks, plumbing for washing machine, integral Belling double oven, four burner gas hob, filter canopy, wall mounted ideal boiler, door to the shower room; with a low level w.c, pedestal wash hand basin, tiled shower cubicle with a direct feed shower unit, window to the rear elevation, tiled flooring and under stairs storage, from the dining room area a door leads to bedroom three; a single room with a window to the rear elevation, wood effect flooring and is currently being used as a utility.

From the main hallway carpeted stairs ascend to the first floor landing with loft access and window to the rear elevation, door to the sitting room; a very large double aspect room with a window to the front elevation and a window to the rear. Bedroom one a spacious double with double aspect with windows to the front and rear elevations and a door to the bathroom; with panel enclosed bath with direct feed shower unit over, pedestal wash hand basin, low level w.c, shaver point, extractor, a window to the rear. Bedroom two, a further double with a bay window to the front elevation and airing cupboard housing the pressurised hot water cylinder. The property has the benefit of PVCu double glazing and gas central heating with hot water generating solar panels.

OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1722.68 (by internet enquiry with Plymouth City Council). These details are subject to change. There is a service charge of approximately £136.17 per annum for grass cutting.

UTILITIES

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

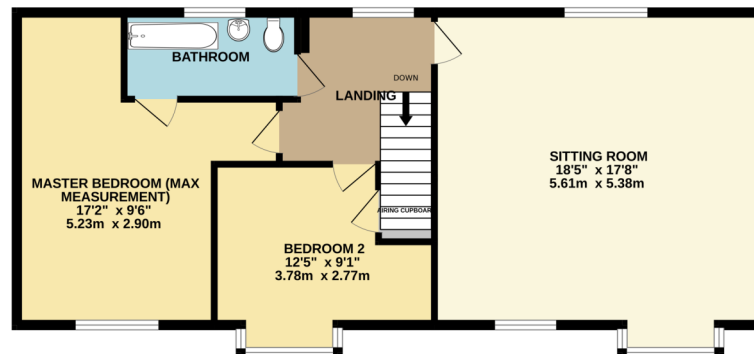
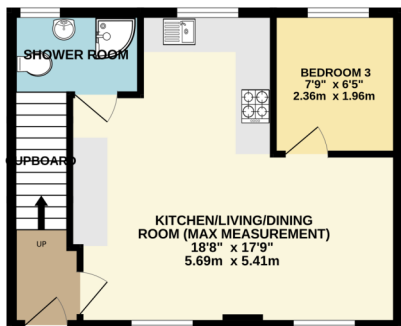
GLENHOLT

Glenholt is an established and sought-after location approximately four miles north of Plymouth city centre. Amenities include a post office, general store, hairdresser's salon and a Park and Ride offering good links to the city and North. Easy access can be made to Derriford Hospital, the University of St Mark and St John, Devonshire Health & Leisure Centre, Tesco superstore at Woolwell and Dartmoor National Park are located two miles north. The area is largely flanked by woodlands that provide pleasant walks to Plymbridge. The stannary town of Tavistock is located twelve miles away.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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.

SERVICES

Mains water, gas, electricity, solar panels and mains drainage.

VIEWING

By appointment with Lawson

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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). 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(82 plus) A			90
(81-81) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

