

OIRO £70,000



23 VALLEY WALK, GLENHOLT PARK, PLYMOUTH PL6 7NN

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

Lawson are delighted to market this beautifully appointed park home at the bottom of Glenholt Park overlooking the neighbouring woodland. The property is presented to a high standard and benefits from accommodation comprising PVCu double glazed front door with an external covered canopy leading to an entrance hall; with wood effect flooring and opening into the kitchen; fitted with a matching range of base and eyelevel storage cupboards, post formed and roll top worksurfaces, stainless steel sink/drain, mixer tap, integral four burner electric hob, electric oven, extractor fan, wall mounted Glow Worm LPG boiler, plumbing for a washing machine, space for a fridge/freezer, window to the side, spotlights, wood effect flooring, opening through to the sitting room; fantastic double aspect room with windows to the front elevation overlooking the woodland and patio doors to the side, panelled ceiling. Double bedroom with a double aspect with a window to the side and rear elevation and a fitted wardrobe with sliding mirrored doors, shelving and hanging. Shower room fitted with a matching three piece suite comprising low level w.c, panel enclosed shower cubicle with folding glass screen, wash hand basin and window to the side elevation.



Externally the property has a good size plot with a built in storage shed, parking for one vehicle on a gravelled driveway. An internal viewing is highly recommended.

OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1476.58 (by internet enquiry with Plymouth City Council). These details are subject to change. The service charge is £1,884.12 per annum including water.



UTILITIES

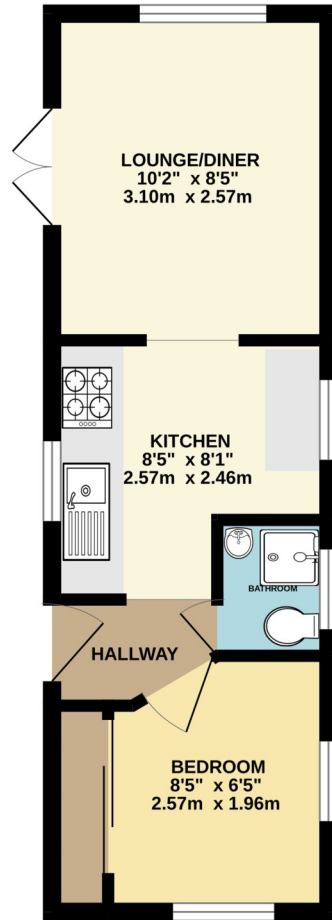
Mains water, electricity and mains drainage, LPG gas, mobile coverage likely, broadband connection potential is ADSL, FTTC and FTTP.

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



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, LPG, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

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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.

