

**Price £90,000**



**29 ROSE GARDENS, GLENHOLT PARK, PLYMOUTH, PL6 7NG**

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

## FULL DESCRIPTION

A one double bedroom detached park home built in 2018, situated in this popular fully residential park, offering easy access to local amenities. The living accommodation which is well presented throughout comprises, an entrance hall with built in storage, open plan living/kitchen area, the kitchen is well equipped with a host of integrated appliances to include, fridge freezer, dishwasher, oven and hob, whilst the lounge has an attractive living flame effect electric fire. From the hallway, there is access to a modern shower room and a double bedroom which has built in wardrobes.

Externally, the property stands on a level plot. To the front, there is a driveway with parking for one car which leads to a low maintenance garden with storage shed to remain and enclosed by fence boundaries.

The property also benefits from PVCu double glazing and calor gas central heating via a recently installed boiler. An internal viewing is highly recommended to truly appreciate this delightful home.

This property has a service charge of XXX

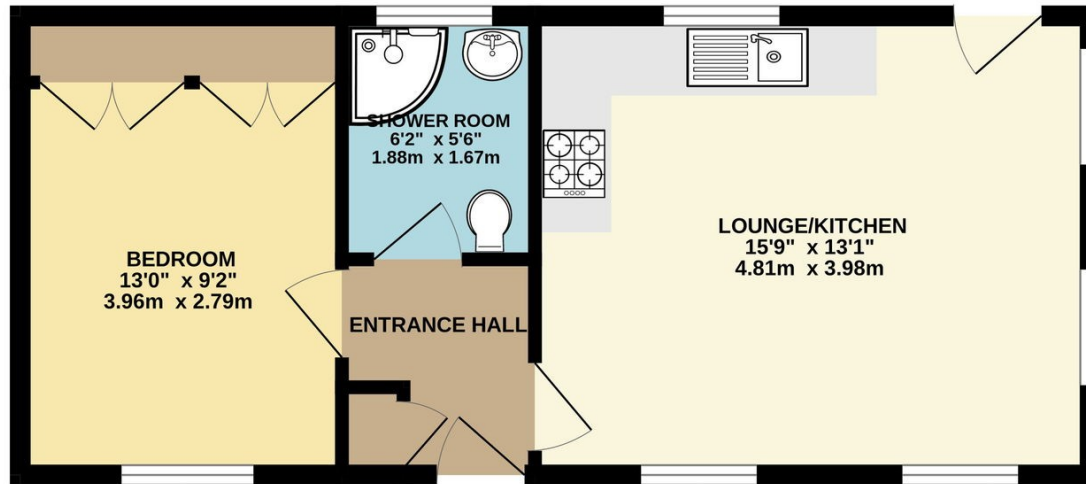
## GLENHOLT PARK

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, amenities are close at hand. The post office and Spar shop are within walking distance and a doctors surgery 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.



## FLOOR PLAN

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 397 sq.ft. (36.9 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, gas, 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 2023/2024 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

### 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.

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