



**8 Queens Close, Glenholt Park,  
Plymouth, Devon, PL6 7NF**

**GUIDE PRICE £80,000**



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## **DESCRIPTION**

A two bedroom detached residential park home situated in a quiet cul de sac within this popular North Plymouth location. The property has been well maintained and upgraded by the current owner, with the addition of a pitched roof, car port and external PVC cladding. The living accommodation comprises: entrance porch, entrance hall, kitchen with dining area, living room, shower room and two double bedrooms.

Externally the property benefits from a low maintenance wrap around garden, plus a car port and additional parking for another two vehicles.

The property also benefits from PVCu double glazing and gas central heating.

## **GLENHOLT**

Glenholt is an established and sought after location approximately four miles north of Plymouth city centre. Offering easy access to Derriford Hospital, the University of St Mark and St John, Devonshire Health & Leisure Centre, Tesco superstore at Woolwell and Dartmoor National Park located two miles north. The stannary town of Tavistock is located twelve miles away. Serviced by a regular bus route and amenities that include a post office, general store and hairdresser's salon. The area is largely flanked by woodlands that provide pleasant walks to Plymbridge.

## **PLYMOUTH**

Plymouth is a city with one of the most natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

## **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, electricity and mains drainage.

## **VIEWING**

By appointment with MANSBRIDGE & BALMENT on 01752 791333.

## **OUTGOINGS**

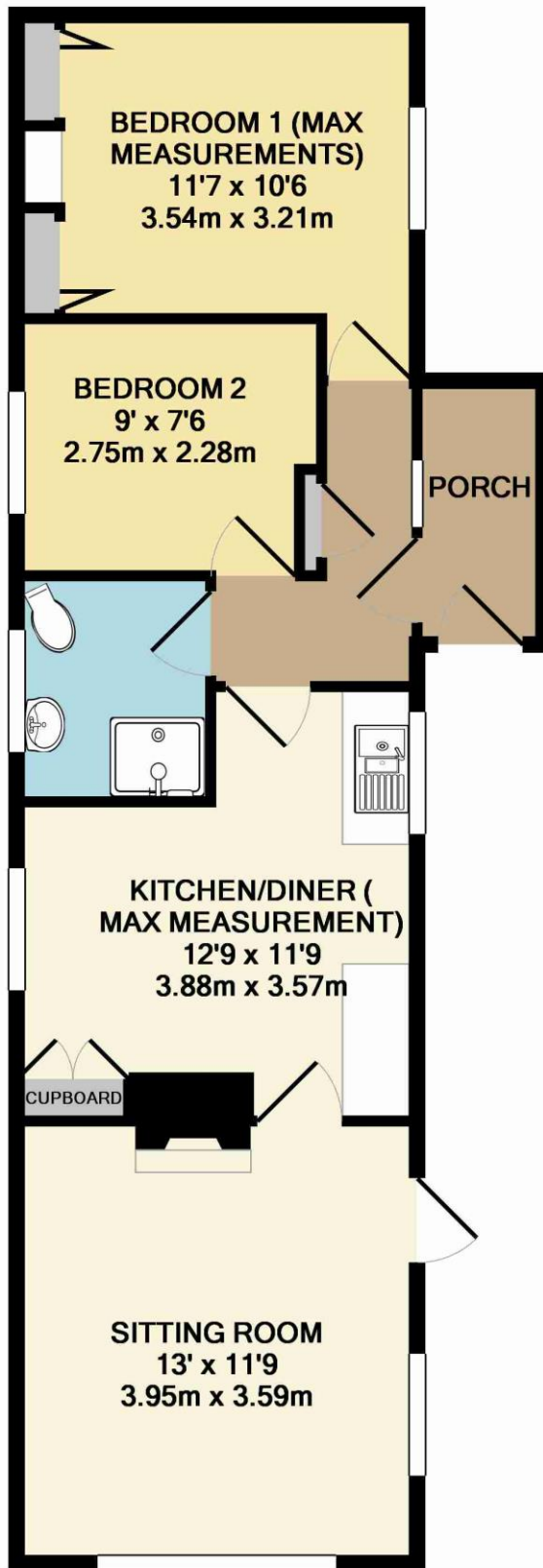
We understand the property is in band 'A ' for council tax purposes and the amount payable for the year 2015/2016 is £1045.64 (by internet enquiry with Plymouth City Council). These details are subject to change.

## **FLOOR PLANS**

These plans 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. Copyright Mansbridge Balment 2015.

## **ENERGY PERFORMANCE CERTIFICATE**

This property is exempt from EPC regulations. **P6602**



TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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