

mansbridgebalment

Celebrating 45 years opening doors 1971 - 2016

**3 Woodford Road, Glenholt,
Plymouth, Devon, PL6 7HX**

Offers In Excess of £450,000



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DESCRIPTION

A magnificent 1930's built detached property occupying a well maintained plot with surrounding gardens of approximately 1/3 acre. Approached via wrought iron double gates, a private driveway leads to a generous parking forecourt with access to a double garage with adjoining spacious workshop also offering great annexe potential. The gardens are a wonderful feature which encircle this attractive property and enjoy a good degree of privacy whilst also offering relatively easy maintenance predominantly laid to lawn and patio. A timber built al fresco entertaining area is found to the side of the workshop alongside a BBQ area and further storage room.

A solid wooden door opens to the living accommodation on the ground floor which briefly comprises cloakroom, utility room, kitchen with fitted range, breakfast room, two spacious dual aspect main reception rooms and an impressive sized conservatory. A staircase from an inner hallway ascends to the first floor landing with doors leading off to all four bedrooms (two of which are dual aspect) and a family bathroom.

The property also benefits from PVCu double glazing, gas central heating and is offered to market with NO ONWARD CHAIN.

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 largest 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, gas, electricity and mains drainage.

VIEWING

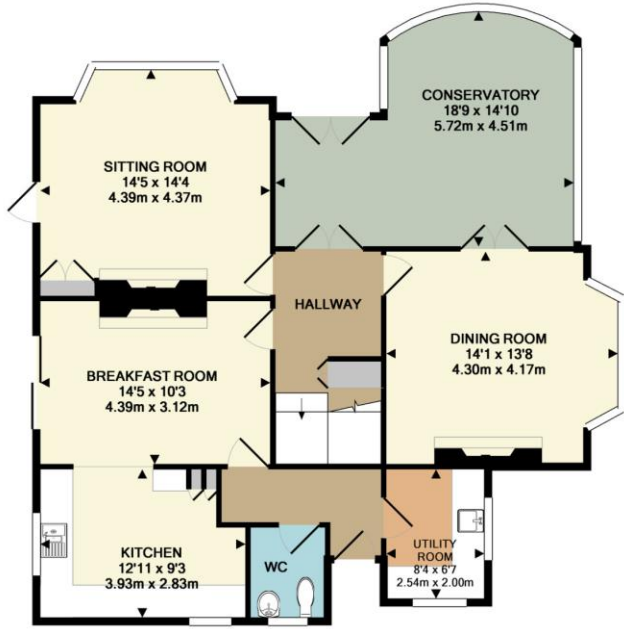
By appointment with MANSBRIDGE & BALMENT on 01752 791333.

OUTGOINGS

We understand the property is in band ' F ' for council tax purposes and the amount payable for the year 2016/2017 is £2310.84 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE

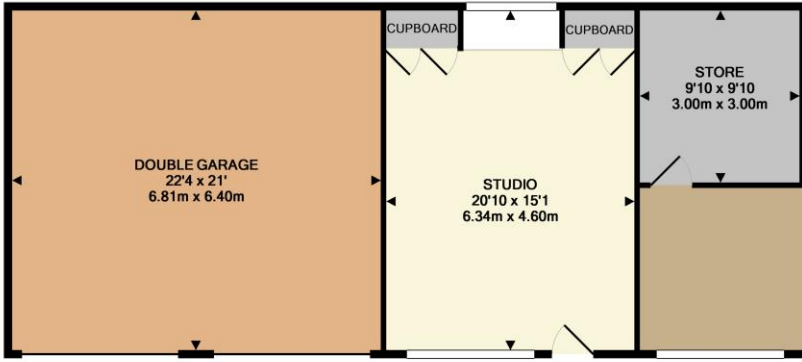
These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright Mansbridge Balment 2016. **P6811**



GROUND FLOOR



1ST FLOOR



GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such. Made with Metropix ©2016

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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