



## 51 Holtwood Road

Glenholt, Plymouth, PL6 7HU

**£2,700 Per Calendar Month**



Available from early September 2024 is this stunning detached residence located in the popular northern Glenholt district of Plymouth. There is flexible accommodation which is currently laid out with 4 bedrooms, 2 upstairs & 2 downstairs, along with a ground floor bathroom & ensuite to the master bedroom. The living accommodation includes a lounge, family room/play room, feature open-plan kitchen/dining/living area together with an entrance lobby/office area. Side utility porch. The property is set within private grounds including a lovely enclosed lawned area with covered sitting area & play area for young children. At the rear of the property is a wooded section of garden with various storage sheds. Ample off-road parking leading to a garage.





HOLTWOOD ROAD, GLENHOLT, PL6 7HU

ACCOMMODATION

Access to the property is gained via the gated entrance leading to the drive, which in turn leads up to the front of the property. The main entrance leads into an entrance lobby/office area.

LOBBY/OFFICE AREA 11'9" x 10'9" (3.60 x 3.30)

Double-glazed windows to each side elevations. Velux-style roof window to the front elevation. Bi-fold doors leading out onto a decked sitting area. Bamboo flooring.

HALLWAY

Central hallway area. Stairs rising to the first floor accommodation. Bamboo flooring. Doors providing access to the lounge and an inner lobby. Opening leading into the kitchen/dining/family area.

KITCHEN/DINING/FAMILY AREA 25'7" x 13'0" incl kitchen units (7.80m x 3.96m incl kitchen units)

A triple aspect room with bi-folding doors opening out onto the front patio area and double-glazed windows to the side and rear elevations. Bespoke fitted kitchen with a series of matching eye-level and base units with white granite work surfaces, up-stands and splash-backs. Inset Belfast-style sink unit with mixer tap. 5-ring gas hob with a built-in extractor hood above. 2 eye-level electric ovens. Space for American-style fridge-freezer. Built-in dishwasher. Built-in wine cooler to the island unit. Island unit with a sitting area for 8 people. Under-floor heating. Doorway leading out into the side utility porch.

SIDE UTILITY PORCH 11'8" x 5'7" (3.58 x 1.72)

Pitched polycarbonate roof. Space and plumbing for washing machine. Suitable space for tumble dryer. Double-glazed windows to 3 elevations. Part double-glazed door leading out to the garden.

LOUNGE 12'11" into bay x 14'5" (3.94 into bay x 4.41)

Feature wood burner. Bamboo flooring. Double-glazed window to the front elevation overlooking the garden. Doorway leading into the family room/play room.

FAMILY ROOM/PLAY ROOM 12'11" x 9'3" (3.94 x 2.84)

Double-glazed windows to 3 elevations. Sloped ceiling with inset ceiling spotlights.

INNER LOBBY

Storage area. Doors providing access to the accommodation.

FAMILY BATHROOM 10'5" x 6'4" (3.20 x 1.95)

Contemporary 4-piece modern suite comprising a walk-in shower with shower screens, tiled area surround, rainfall shower head and separate attachment, free-standing elliptical bath, low level toilet and sink unit with mixer tap and tiled splash-back and storage beneath. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

BEDROOM TWO 14'4" x 12'1" (4.37 x 3.70)

A dual aspect room with double-glazed windows to the side and rear elevations. Fitted wardrobe into the recess providing useful storage and hanging space.

BEDROOM ONE 14'3" x 10'1" (4.35 x 3.09)

Double-glazed window to the side elevation. There are free-standing wardrobes within this room, which are available for potential tenants to be included within the tenancy. Doorway leading into the ensuite shower room.

ENSUITE SHOWER ROOM 4'11" x 4'11" (1.52 x 1.50)

Contemporary suite comprising a walk-in shower with rainfall shower unit and separate attachment, sink unit with mixer tap and cupboard beneath and low level toilet. Vertical towel rail/radiator. Obscured double-glazed window to the rear elevation.

FIRST FLOOR LANDING

Velux-style double-glazed window to the front elevation. Built-in cupboard. Doorway leading into the loft space. Doorway leading into bedroom four.

BEDROOM FOUR 10'0" x 7'6" at a height of 4'11" (3.05 x 2.29 at a height of 1.5)

Sloping ceiling to the rear elevation. Velux-style double-glazed window.

BEDROOM THREE 16'0" x 10'4" at widest points at a height of 4'11 (4.88 x 3.15 at widest points at a height of 1.5)

Windows to the front elevations. Velux-style double-glazed window to the side elevation. Please note that there is restricted head height in parts of this room.

OUTSIDE

The property is approached via double gates and a driveway leading to a parking area adjacent to the side of the property. This in turn leads to a single garage. The property is set within a private plot and is enclosed by timber fencing, mature trees and shrubs. There is a good-sized level lawned area to the front of the property together with a covered sitting area and an adjacent barked play area for children. At the rear there are 2 storage sheds and a number of mature trees and shrubs. Please note that there is a gardening contract available with the tenancy subject to an agreeable rent being set.

AGENT'S NOTE

The property is available with various items of furniture to be included within the tenancy, available through discussion and negotiation at the point of agreeing the tenancy.

COUNCIL TAX

Plymouth City Council  
Council tax band E

Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

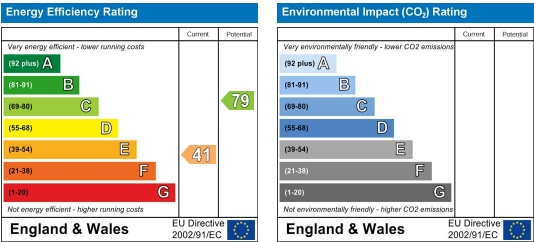
Area Map



Floor Plans



Energy Efficiency Graph



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