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AND CO

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“THE PINES” 131 POMPHLETT ROAD, PLYMSTOCK,
PLYMOUTH, PL9 7BU



Price £535,000 Freehold

Being sold with no onward chain, is this substantial impressive 1920's detached family home with a self-contained garden apartment. The property is situated in a private plot in central Plymstock and is accessed via a private driveway with parking for numerous vehicles and access to the garage. The property comprises on the ground floor of an entrance porch, reception hall, lounge, dining room, family room, music room, study, kitchen/breakfast room and downstairs w.c. On the first floor there are four double bedrooms, two of which have en-suite facilities, and there is a shower room and w.c. On the second floor there are three bedrooms. On the lower ground floor there is a workshop, laundry/utility room, wine store, sauna and access is provided to the garden flat. The garden flat has a hallway, a lounge, a kitchen, a bathroom and a double bedroom. The property sits in approximately half an acre of grounds which incorporates extensive gardens to the front, side and rear elevations. There is a patio seating area, feature pond, vegetable plot, soft fruit garden, log store and lawns. This is a splendid opportunity to acquire this substantial and impressive detached family home which is for sale for the first time in nearly 20 years.

Local Area - There are a host of local amenities and benefits located close by including a Children's play park, playing fields, primary and secondary schools and the Broadway Shopping Centre. Transport links provide access to the Plymouth City Centre, the beautiful South Hams coastline and the countryside.

COUNCIL TAX: F

LOCAL AUTHORITY: Plymouth City Council

GROUND FLOOR

ENTRANCE PORCH
RECEPTION HALL
LOUNGE
15' 10" x 14' 1" (4.83m x 4.29m)
DINING ROOM
17' 10" into bay x 12' 11" (5.44m x 3.94m)
STUDY
17' 4" into bay x 13' 0" (5.28m x 3.96m)
FAMILY ROOM
15' 2" x 11' 0" (4.62m x 3.35m)
MUSIC ROOM
14' 4" x 10' 8" (4.37m x 3.25m)
KITCHEN/BREAKFAST ROOM
12' 9" x 10' 2" (3.89m x 3.1m)
DOWNSTAIRS W.C.

FIRST FLOOR

MASTER BEDROOM
14' 10" x 9' 11" (4.52m x 3.02m)
EN-SUITE SHOWER ROOM
BEDROOM TWO
14' 2" x 10' 0" (4.32m x 3.05m)
EN-SUITE SHOWER ROOM
BEDROOM THREE
12' 11" x 10' 9" (3.94m x 3.28m)
BEDROOM FOUR
12' 0" x 9' 11" (3.66m x 3.02m)
BATHROOM
SEPARATE W.C.

SECOND FLOOR

BEDROOM FIVE
12' 7" x 7' 10" (3.84m x 2.39m)
BEDROOM SIX
10' 8" x 8' 3" (3.25m x 2.51m)
BEDROOM SEVEN
8' 1" x 7' 9" (2.46m x 2.36m)

LOWER GROUND FLOOR

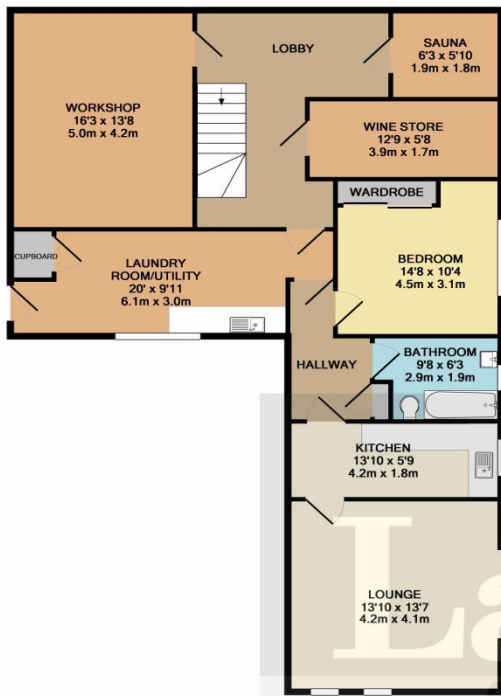
LOUNGE
13' 10" x 13' 7" (4.22m x 4.14m)
KITCHEN
13' 10" x 5' 9" (4.22m x 1.75m)
BEDROOM
14' 8" x 10' 4" (4.47m x 3.15m)
LAUNDRY ROOM/UTILITY
20' 0" x 9' 11" (6.1m x 3.02m)
WINE STORE
12' 9" x 5' 8" (3.89m x 1.73m)
SAUNA
6' 3" x 5' 10" (1.91m x 1.78m)
WORKSHOP
16' 3" x 13' 8" (4.95m x 4.17m)

IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

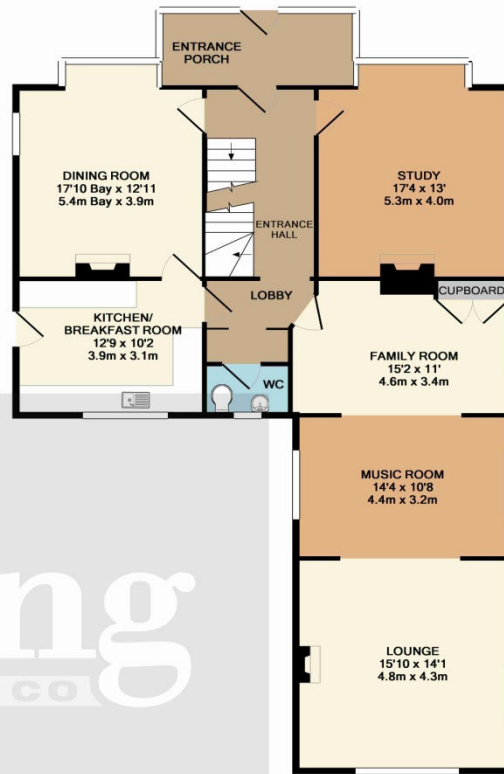
While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated.

All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

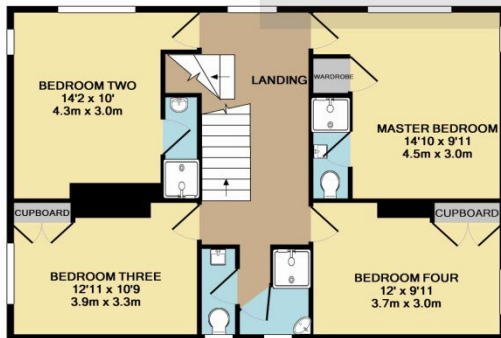
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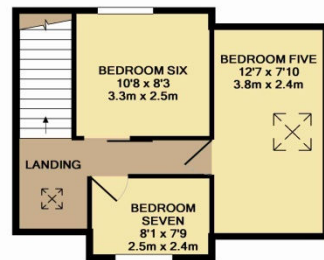
GARDEN FLAT



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2015

Energy Performance Certificate



131, Pomphlett Road, PLYMOUTH, PL9 7BU

Dwelling type: Detached house
Date of assessment: 27 April 2015
Date of certificate: 27 April 2015

Reference number: 0832-2853-7340-9525-3765
Type of assessment: RdSAP, existing dwelling
Total floor area: 369 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

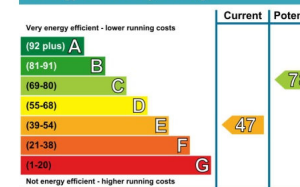
Estimated energy costs of dwelling for 3 years:	£ 11,742
Over 3 years you could save	£ 6,126

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 585 over 3 years	£ 384 over 3 years	
Heating	£ 10,563 over 3 years	£ 4,839 over 3 years	
Hot Water	£ 594 over 3 years	£ 393 over 3 years	
Totals	£ 11,742	£ 5,616	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,281	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 3,180	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 318	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



The UK's number one property website



VIEWING AND NEGOTIATIONS
Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000
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