

Lang

AND CO

Plymstock office
01752 456000
www.lang.co.uk



102 WEMBURY ROAD, ELBURTON, PLYMOUTH, PL9 8HF





Price £179,950 Freehold

Lang & Co are delighted to offer this three bedroom semi detached house family home situated in the popular village of Elburton. The property comprises an entrance hall, lounge with feature fireplace opening through to dining room with patio doors leading to the rear garden and there is a modern fitted kitchen. On the first floor there are three bedrooms and a modern bathroom. There is network cabling in bedroom two and three from the lounge. Externally to the front there is a low maintenance garden, a shared driveway providing access to the garage with a remote roller door, light and power. To the rear there is a garden laid to lawn and a patio seating area. The property is uPVC double glazed and gas centrally heated and should be viewed at the earliest opportunity.

Local Area

This property is situated within walking distance to Elburton Primary and Elburton Village which offers an array of shops to include; a post office, cooperative store, hairdressers and takeaways to name but a few. Transport links provide access to the vibrant city centre of Plymouth and the beautiful South Hams countryside and coastlines. Recreational facilities can be found at Staddon Heights Golf Course, the Mount Batten Water Sports Centre and Fort Stamford Health and Leisure Centre. Stunning walks can be enjoyed along the South West coastal path, connecting you to Jennycliff, Heybrook Bay and Wembury beaches.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

12' 7" x 11' 0" (3.84m x 3.35m)

DINING ROOM

10' 11" x 9' 11" (3.33m x 3.02m)

KITCHEN

10' 8" x 8' 3" (3.25m x 2.51m)

FIRST FLOOR

MASTER BEDROOM

10' 11" x 10' 1" (3.33m x 3.07m)

BEDROOM TWO

10' 10" x 10' 6" (3.3m x 3.2m)

BEDROOM THREE

7' 10" x 7' 9" (2.39m x 2.36m)

BATHROOM

8' 5" x 4' 9" (2.57m x 1.45m)

OUTSIDE

TIERED REAR GARDEN

GARAGE & OFF ROAD PARKING

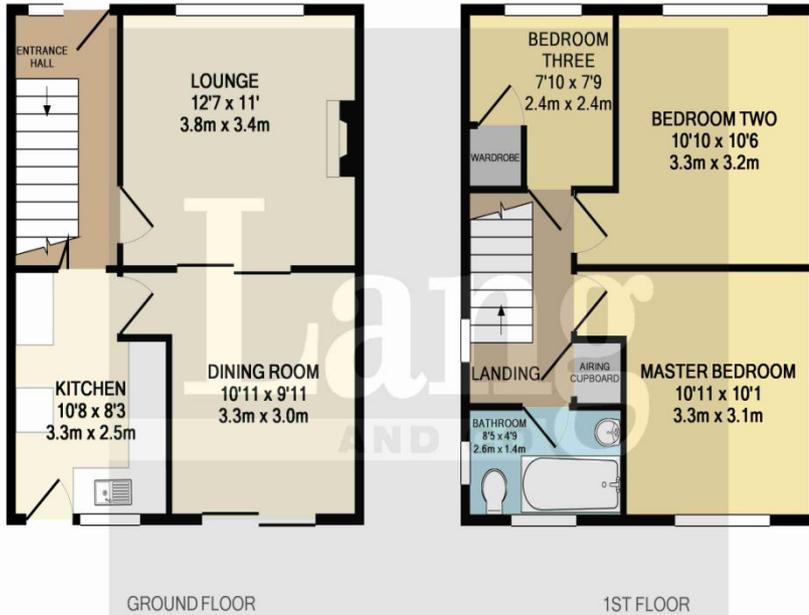
COUNCIL TAX: C

LOCAL AUTHORITY: Plymouth City Council

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.

Lang & Co is the trading name of Lang & Co Estate Agents Limited, Registered in England & Wales, Company Number: 7693964. Registered Office: 40 Mannamead Road, Mutley, Plymouth, PL4 7AF.



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

Energy Performance Certificate



102, Wembury Road, PLYMOUTH, PL9 8HF

Dwelling type: Semi-detached house

Date of assessment: 16 December 2014

Date of certificate: 17 December 2014

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

Reference number: 9768-5973-7272-3104-9970

Type of assessment: RUSAP, existing dwelling

Total floor area: 78 m²

Estimated energy costs of dwelling for 3 years:	£ 2,775
Over 3 years you could save	£ 687

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 147 over 3 years	You could save £ 687 over 3 years
Heating	£ 2,217 over 3 years	£ 1,781 over 3 years	
Hot Water	£ 336 over 3 years	£ 150 over 3 years	
Totals	£ 2,775	£ 2,088	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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 Floor insulation (suspended floor)	£800 - £1,200	£ 108	✓
2 Low energy lighting for all fixed outlets	£25	£ 60	✓
3 Heating controls (room thermostat)	£350 - £450	£ 102	✓

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/saveenergy or call 0800 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.



VIEWING AND NEGOTIATIONS
Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 45600
6 The Broadway, Plymstock, Plymouth, PL9 7AU
Fax 01752 402715 Email plymstock@lang.co.uk

www.lang.co.uk

Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm
24 HOUR ANSWERING SERVICE

