

Lang

AND CO

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2 COLEMAN DRIVE, STADDISCOMBE, PLYMSTOCK,
DEVON, PL9 9UN





Price £179,950 Freehold

Lang & Co are delighted to offer this well presented level sited detached bungalow which is being sold with vacant possession and no onward chain. This individual detached bungalow offers well proportioned accommodation and comprises; a entrance hallway, a dual aspect lounge, modern fitted kitchen with fitted hob & oven, two double bedrooms which both benefit from fitted wardrobes, there is a shower room which has a walk in shower/wet room to suit any perspective purchaser that need wheel chair access. The property is approached via a level driveway which provides parking for 2/3 cars. To the rear of the property there is an enclosed low maintenance patio garden which can be access from the side of the bungalow and also from the uPVC double glazed kitchen rear door. The property has uPVC double glazing and is gas centrally heated.

This property is located close to local amenities including, a convenience store/petrol station and transport links provide access to Plymstock and the vibrant city centre of Plymouth. Recreational facilities can be found including Horsham playing park, Staddon Heights golf course, Fort Stamford leisure centre and the South Hams countryside and coastlines can be enjoyed along the South West coastal path.

A viewing of this property is essential to appreciate all that is on offer.

ENTRANCE HALL

LOUNGE

12' 4" x 11' 1" (3.76m x 3.38m)

KITCHEN

11' 2" x 9' 3" (3.4m x 2.82m)

MASTER BEDROOM

6' 6" 11" (2m x 0.28m)

BEDROOM TWO

11' 2" x 8' 9" (3.4m x 2.67m)

SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m)

OUTSIDE

DRIVEWAY

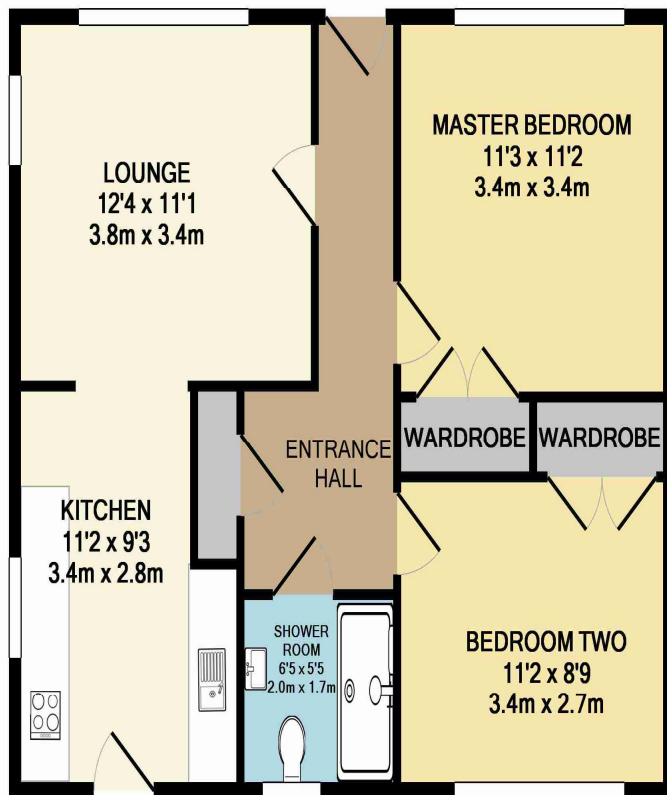
LOW MAINTENANCE REAR GARDEN

COUNCIL TAX: We understand the property is in band 'C' and the amount payable for the year 2014/2015 is £1,366.98 (*obtained by internet enquiry with Plymouth City Council, these details are subject to change*).

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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Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Performance Certificate



2, Coleman Drive, PLYMOUTH, PL9 9UN

Dwelling type: Detached bungalow

Date of assessment: 29 May 2012

Date of certificate: 29 May 2012

Reference number: 2218-6003-6225-6562-6960

Type of assessment: RdSAP, existing dwelling

Total floor area: 67 m²

Use this document to:

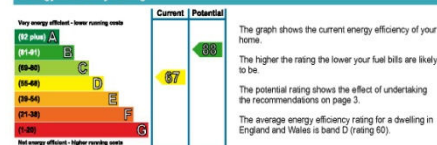
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,536
Over 3 years you could save	£330

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£117 over 3 years	£117 over 3 years	
Heating	£1,173 over 3 years	£942 over 3 years	
Hot Water	£246 over 3 years	£147 over 3 years	
Totals	£1,536	£1,206	You could save £330 over 3 years

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



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	£800 - £1,200	£156	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£105	✓
3 Flue gas heat recovery device in conjunction with boiler	£300	£69	✓

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). When the Green Deal launches, it 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) 456000

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24 HOUR ANSWERING SERVICE

