

Lang

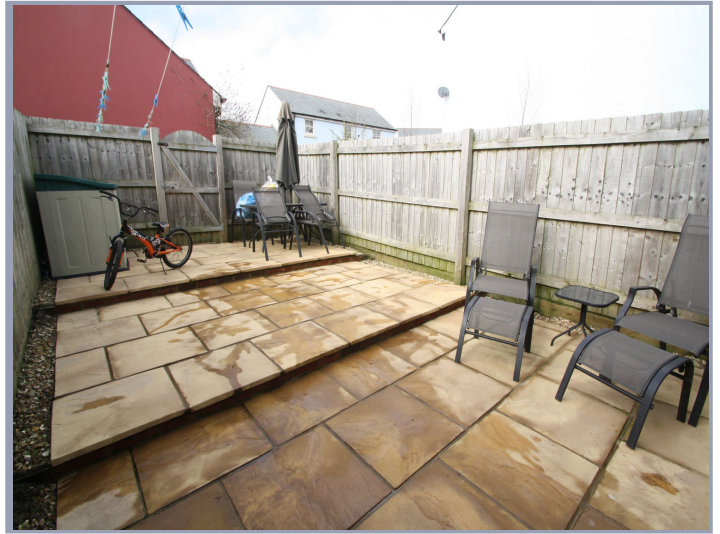
AND CO

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20 GREENHILL ROAD, STADDISCOMBE, PLYMOUTH, PL9 9FD





Price £215,000 Freehold

Lang & Co are delighted to offer this beautifully presented three bedroom mid terraced family home situated close to popular schooling on the outskirts of Plymstock. Offering light, airy and neutral accommodation throughout this home is perfect for any growing family looking to be in a good residential location. The accommodation is arranged over three levels and comprises on the ground floor of; an entrance hallway, cloakroom, modern fitted kitchen/breakfast room with an integrated gas hob and oven and there is a lounge with double doors leading out onto the low maintenance garden. On the first floor there are two bedrooms and a family bathroom. On the second floor there is a master bedroom with a dressing room area leading through to a good sized en-suite with a double shower cubicle, wash hand basin and a W.C. Modern benefits include sash windows and gas central heating. To the front of the property there is low maintenance gravelled area and to the rear an enclosed patio seating area. There is a garage located in a block close to the property.

Situated in a popular residential area this family home is ideally positioned to be in close proximity to popular primary and secondary schooling and transport links provide access to the Broadway Shopping Centre and the vibrant city centre of Plymouth. Recreational facilities can be found at Staddiscombe playing fields and stunning walks can be enjoyed along the South West coastal path connecting you to Wembury, Heybrook Bay and Bovisand beaches.

COUNCIL TAX: We understand the property is in band 'D' and the amount payable for the year 2014/2015 is £1,553.24 (*obtained by internet enquiry with South Ham district council, these details are subject to change*).

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

KITCHEN/BREAKFAST ROOM

16' 0" x 7' 11" (4.88m x 2.41m)

LOUNGE

14' 8" x 12' 11" (4.47m x 3.94m)

FIRST FLOOR

BEDROOM TWO

12' 11" x 12' 5" (3.94m x 3.78m)

BEDROOM THREE

11' 2" x 6' 3" (3.4m x 1.91m)

BATHROOM

SECOND FLOOR

MASTER BEDROOM

12' 11" x 12' 4" (3.94m x 3.76m)

EN-SUITE SHOWER ROOM

9' 11" x 9' 3" (3.02m x 2.82m)

OUTSIDE

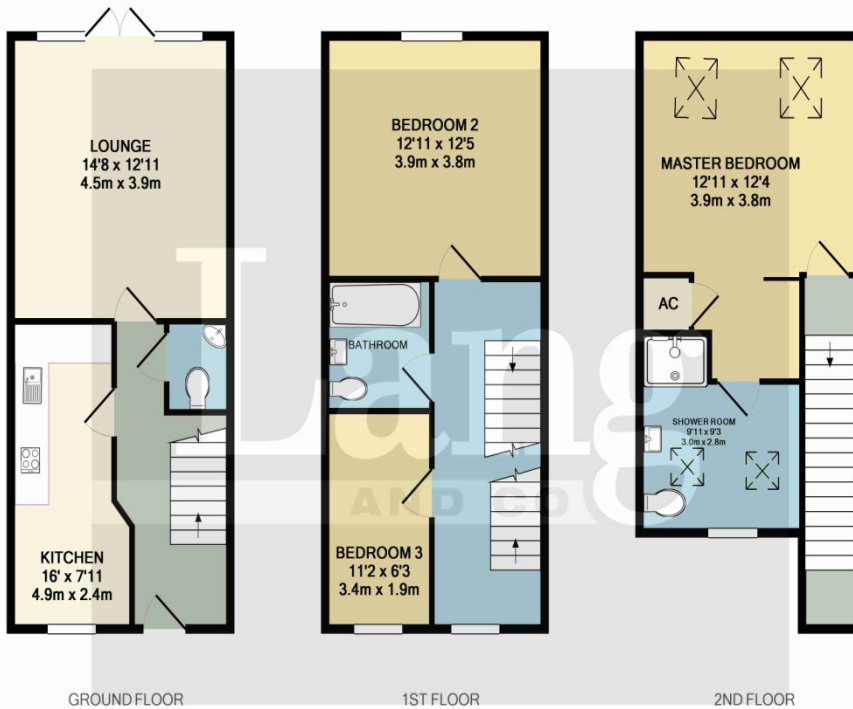
REAR ENCLOSED GARDEN

GARAGE IN BLOCK

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

20 Greenhill Road, PLYMOUTH, PL9 9FD
Dwelling type: End-terrace house
Date of assessment: 18 August 2008
Date of certificate: 18 August 2008
Reference number: 9788-4040-6268-4378-0070
Total floor area: 158 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-95) A			(92-95) A
(81-91) B	83	84	(81-91) B
(69-80) C			(69-80) C
(55-65) D			(55-65) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	117 kWh/m ² per year	111 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£81 per year	£54 per year
Heating	£227 per year	£231 per year
Hot water	£95 per year	£95 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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VIEWING AND NEGOTIATIONS
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