

# Lang

AND CO

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ALBOURNE, KNIGHTON ROAD, WEMBURY, PLYMOUTH,  
PL9 0JD





## Price £550,000 Freehold

Situated in the popular South Ham coastal village of Wembury, is this beautifully presented and individually designed and built detached family residence. Occupying a wonderful size plot, this substantial family home has accommodation arranged over three floors comprising of; an entrance hallway with access to the integral double garage and a cloakroom/w.c. Stairs lead down to the living accommodation which includes a reception hall, sitting room, separate dining room, a well presented modern fitted kitchen, lounge, utility room and a shower room. A further staircase leads down to the sleeping accommodation comprising of a generous size master bedroom with a wide range of fitted wardrobes and an en-suite shower room with four piece suite, three further bedrooms, a store room and a family bathroom with four piece suite. To the front of the property there is a brick paved drive with parking for numerous vehicles and offers access to the integral double garage with electric up and over door. There is also an area of lawn with a variety of shrubs and a path which leads to the side elevation where access is provided to the wonderful rear garden where there are several patio seating areas which enjoy the wonderful surroundings views. The substantial rear garden is laid mainly to lawn and backs onto the open countryside and farmland. There is a block and brick-built summerhouse with pitched roof. This well presented property offers spacious living accommodation with generous grounds for a growing family to enjoy. The property has uPVC double glazing, gas central heating and should be viewed to appreciate the size of accommodation which is on offer.

Wembury is a well regarded coastal village with an array of amenities to tempt any prospective purchaser. There is a Doctor's Surgery, Post Office and general store together with shopping facilities available in Plymstock which is approximately two miles from the property. This property enjoys the benefits of rural and coastal living whilst having the benefits of being just a short distance from the vibrant City Centre of Plymouth. Wembury has some delightful wooded and coastal walks and a local beach.

## ENTRANCE LEVEL

ENTRANCE HALL

CLOAKROOM

DOUBLE INTEGRAL GARDEN

20' 2" x 15' 7" (6.15m x 4.75m)

## LIVING ACCOMMODATION

RECEPTION HALL

SITTING ROOM

24' 9" x 14' 4" (7.54m x 4.37m)

DINING ROOM

16' 4" x 10' 8" (4.98m x 3.25m)

KITCHEN

19' 4" x 14' 2" (5.89m x 4.32m)

LOUNGE

17' 8" x 17' 6" (5.38m x 5.33m)

SHOWER ROOM

7' 9" x 7' 8" (2.36m x 2.34m)

UTILITY ROOM

7' 11" x 7' 1" (2.41m x 2.16m)

## SLEEPING ACCOMMODATION

MASTER BEDROOM

14' 8" x 14' 6" (4.47m x 4.42m)

EN-SUITE

9' 11" x 9' 6" (3.02m x 2.9m)

BEDROOM TWO

18' 6" x 11' 5" (5.64m x 3.48m)

BEDROOM THREE

13' 9" x 9' 10" (4.19m x 3m)

BEDROOM FOUR

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

BATHROOM

13' 8" x 5' 11" (4.17m x 1.8m)

**COUNCIL TAX:** We understand the property is in band 'G' and the amount payable for the year 2014/2015 is £2,563.10 (*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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## Energy Performance Certificate

**Aldbourne, Knighton Road, Wembury, PLYMOUTH, PL9 0JD**

**Dwelling type:** Detached house      **Reference number:** 8567-7025-0940-3873-7906  
**Date of assessment:** 07 May 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 07 May 2013      **Total floor area:** 270 m<sup>2</sup>

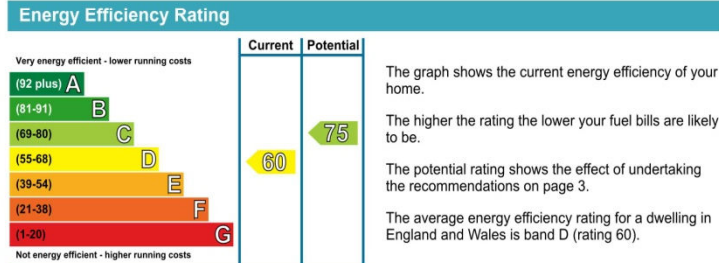
**Use this document to:**

- 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,739</b>
<b>Over 3 years you could save</b>	<b>£ 1,581</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 540 over 3 years	£ 285 over 3 years	
Heating	£ 4,830 over 3 years	£ 3,582 over 3 years	
Hot Water	£ 369 over 3 years	£ 291 over 3 years	
<b>Totals</b>	<b>£ 5,739</b>	<b>£ 4,158</b>	

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.



### 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	£ 570	✔
2 Low energy lighting for all fixed outlets	£120	£ 204	
3 Heating controls (room thermostat)	£350 - £450	£ 135	✔

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](http://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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