

Lang

AND CO

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26 SHERFORD ROAD, ELBURTON, PLYMOUTH, DEVON, PL9 8BZ



Price £550,000 Freehold

Situated in one of Plymstock's most desirable residential locations and available to the open market for the first time in over 30 years, is this fantastic detached family home occupying a generous size plot with an enclosed level south facing rear garden. This delightful character property comprises of a generous size entrance hall, cloakroom, a bay fronted lounge with a feature open fireplace, family room and a spacious well presented modern fitted kitchen/diner with a door leading out to the rear garden. On the first floor there are three double bedrooms with the spacious master lending itself to the possibility of en-suite facilities, a separate w.c, a modern bathroom comprising of wash hand basin, roll edge claw & ball foot bath and a walk in double shower cubicle. Stairs rise to the second floor where you will find the fourth bedroom and a play room. Externally to the front there is a gated driveway which provides parking and access to the single garage, to the rear you have a patio seating area leading onto a generous size lawn garden. The garden is well established and has a variety of mature trees and shrubs. The property is uPVC double glazed, gas centrally heated and is being sold with no onward chain.

Elburton Village offers a wide range of amenities to include; a post office, butchers, food outlets and a Cooperative store to name but a few. There are several well regarded primary and secondary schools within easy walking distance. Approximately three miles from the property are the delightful South Hams countryside and coastlines which includes both Wembury and Bovisands beaches. Some five miles in the opposite direction is the vibrant city centre of Plymouth which can be accessed via transport links.

COUNCIL TAX: We understand the property is in band 'F' and the amount payable for the year 2014/2015 is £2,221.36 (*obtained by internet enquiry with Plymouth City Council, these details are subject to change*).

GROUND FLOOR

ENTRANCE HALL
CLOAKROOM
LOUNGE
18' 11" x 16' 11" (5.77m x 5.16m)
FAMILY ROOM
16' 5" x 13' 7" (5m x 4.14m)
KITCHEN/DINER
17' 8" x 11' 10" (5.38m x 3.61m)

FIRST FLOOR

MASTER BEDROOM
19' 0" x 12' 4" (5.79m x 3.76m)
BEDROOM TWO
12' 0" x 10' 7" (3.66m x 3.23m)
BEDROOM THREE
12' 0" x 9' 11" (3.66m x 3.02m)
BATHROOM

SECOND FLOOR

BEDROOM FOUR
18' 8" x 10' 1" (5.69m x 3.07m)
PLAY ROOM
12' 11" x 10' 11" (3.94m x 3.33m)

OUTSIDE

GARAGE & GATED DRIVE
SOUTH FACING REAR GARDEN

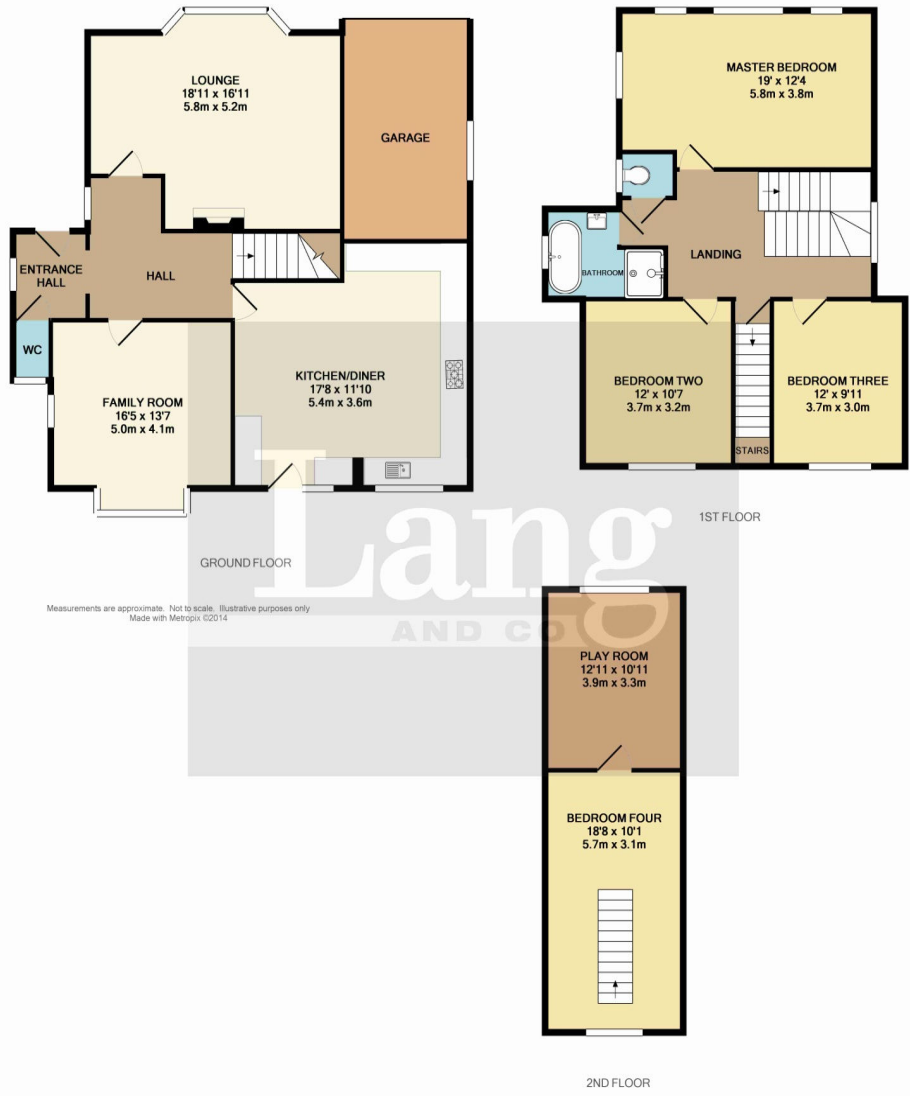
IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

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. Made with Metropix ©2014

Energy Performance Certificate



26, Sherford Road, PLYMOUTH, PL9 8BZ
 Dwelling type: Detached house Reference number: 9308-1929-7260-2484-7910
 Date of assessment: 10 October 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 October 2014 Total floor area: 191 m²

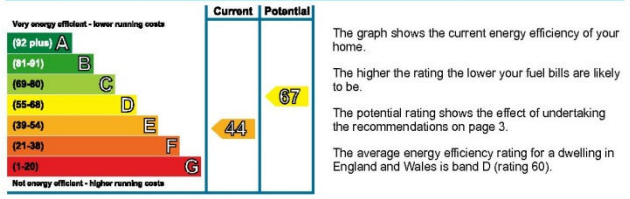
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,849
Over 3 years you could save	£ 2,163

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 327 over 3 years	
Heating	£ 6,186 over 3 years	£ 4,020 over 3 years	
Hot Water	£ 336 over 3 years	£ 339 over 3 years	
Totals	£ 6,849	£ 4,686	

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 Room-in-roof insulation	£1,500 - £2,700	£ 708	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,158	✓
3 Floor insulation	£800 - £1,200	£ 299	✓

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.



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

