

Lang

AND CO

Plymstock office
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88 SHORTWOOD CRESCENT, PLYMSTOCK, PLYMOUTH, PL9 8TJ



Price £169,950 Freehold

Being offered with no onward chain is this three bedroom semi detached house situated in the heart of Plymstock and is in close proximity to both Primary and Secondary Schools. The property itself comprises on the ground floor of an entrance hallway, spacious lounge, fitted kitchen, and separate dining room. On the first floor there are three bedrooms, bathroom and separate w.c. Externally to the front there is a large off road parking space, to the side there is a concrete storage shed and a path that leads to the generous size rear garden and a patio seating area. The property has gas central heating and uPVC double glazing.

Local Area

A central location in the heart of Plymstock this property is sited close to the Broadway Shopping Centre, popular schooling, parklands and doctor's/dental surgeries. Recreational facilities can be found at Dean Cross playing field, the Mount Batten Water Sports Centre and Staddon Heights Golf Course. Transport links provide access to the vibrant city centre of Plymouth and the South Hams countryside and coastlines. Coastal walks can be enjoyed along the South West path connecting you Jennycliff, Mount Batten, Wembury and Bovisand beaches.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

12' 7" x 12' 4" (3.84m x 3.76m)

KITCHEN

11' 1" x 9' 3" (3.38m x 2.82m)

DINING ROOM

9' 3" x 7' 3" (2.82m x 2.21m)

FIRST FLOOR

MASTER BEDROOM

10' 10" x 10' 5" (3.3m x 3.18m)

BEDROOM TWO

12' 6" x 8' 8" (3.81m x 2.64m)

BEDROOM THREE

8' 8" x 7' 6" (2.64m x 2.29m)

BATHROOM

SEPARATE W.C.

OUTSIDE

OFF ROAD PARKING

FRONT & REAR GARDEN

COUNCIL TAX: We understand the property is in band 'B' and the amount payable for the year 2014/2015 is £1,196.12 (*obtained by internet enquiry with Plymouth City Council, these details are subject to change*).

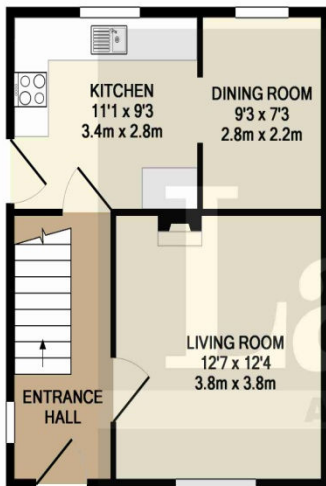
IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

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.

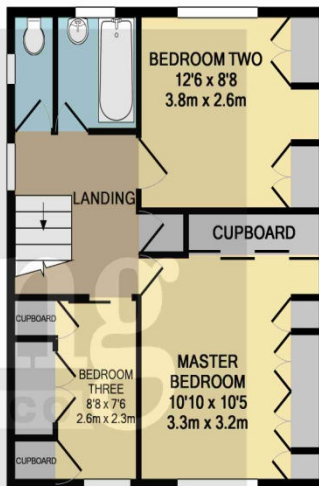
All measurements are approximate and calculated between the major prevailing and opposing wall/skirting board surfaces, subject to bays, alcoves, projections, etc. as quoted.

In the case of an irregular size room an average measurement may be quoted.

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GROUND FLOOR



1ST FLOOR

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

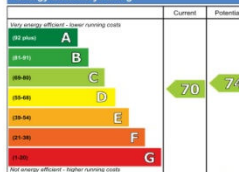


88, Shortwood Crescent,
PLYMOUTH,
PL9 8TJ

Dwelling type: Semi-detached house
Date of assessment: 20 October 2009
Date of certificate: 20 October 2009
Reference number: 2308-9984-6290-6481-9030
Type of assessment: RUSAP, existing dwelling
Total floor area: 78 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.

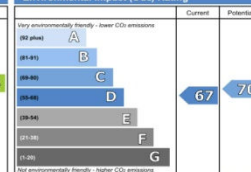
Energy Efficiency Rating



England & Wales

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.

Environmental Impact (CO₂) Rating



England & Wales

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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	233 kWh/m ² per year	214 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.8 tonnes per year
Lighting	£78 per year	£39 per year
Heating	£443 per year	£432 per year
Hot water	£96 per year	£91 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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.

This EPIC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



VIEWING AND NEGOTIATIONS

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

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www.lang.co.uk

Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm

24 HOUR ANSWERING SERVICE

