

Lang

AND CO

Plymstock office

01752 456000

www.lang.co.uk



1 JOHN COOMS WAY, ORESTON, PLYMOUTH, PL9 7RG





Price £145,000 Freehold

Situated in the heart of Plymstock and within close proximity to both well regarded primary and secondary schools, is this beautiful 'two up two down' Victorian cottage. The property comprises, on the ground floor of a generous size lounge with feature fireplace and a kitchen/diner with a range of fitted storage units, hob and oven. On the first floor there are two bedrooms and a bathroom with three piece suite. To the front of the property there is off-road parking and access to the main entrance. There is a rear courtyard with patio, stone-built outhouse and a communal washroom/store. The property has double glazing, gas central heating and would make an idea first time purchase or indeed an excellent Investment opportunity.

Situated close to the property, there are sought-after primary and secondary schools and a wide range of amenities including Morrison's Superstore, Broadway Shopping Centre, Dean Cross playing fields and a regular bus service provides access to Plymouth City Centre as well as the South Hams countryside and coastlines.

This charming period home is beautifully presented throughout, offers spacious accommodation and is situated in a desirable location. We would recommend that any prospective purchaser should view this property at the earliest opportunity to avoid disappointment.

GROUND FLOOR

LOUNGE

12' 11" x 12' 0" (3.94m x 3.66m)

KITCHEN/DINER

12' 1" x 12' 0" (3.68m x 3.66m)

FIRST FLOOR

MASTER BEDROOM

12' 1" x 11' 1" (3.68m x 3.38m)

BEDROOM TWO

12' 2" x 6' 11" (3.71m x 2.11m)

BATHROOM

8' 9" x 5' 9" (2.67m x 1.75m)

OUTSIDE

OFF ROAD PARKING

GARDEN

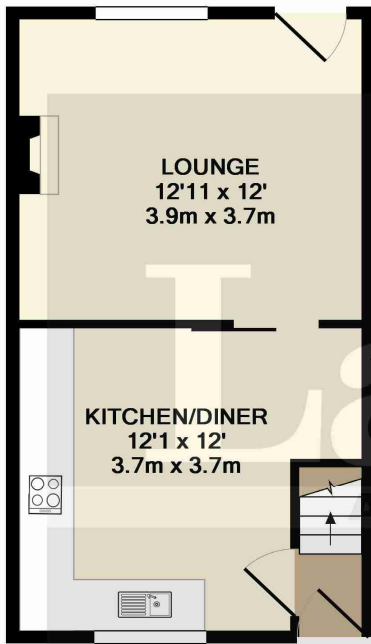
COUNCIL TAX: B

LOCAL AUTHORITY: Plymouth City Council

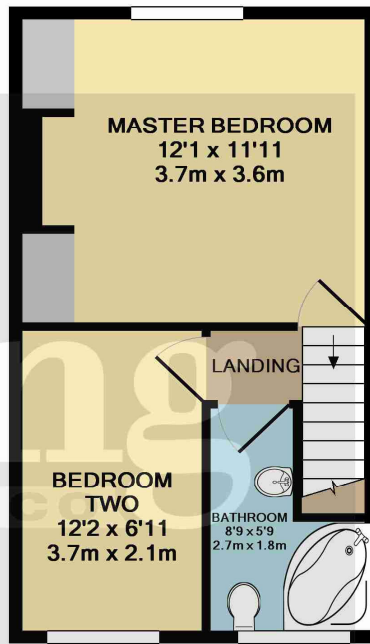
IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

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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GROUND FLOOR



1ST FLOOR

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

1 John Cooms Cottages, Millway Place, PLYMOUTH, PL9 7RG

Dwelling type: Mid-terrace house Reference number: 8795-7822-3350-3297-4902
Date of assessment: 03 February 2015 Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 February 2015 Total floor area: 69 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: £ 2,007
Over 3 years you could save £ 669

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 120 over 3 years	You could save £ 669 over 3 years
Heating	£ 1,482 over 3 years	£ 1,044 over 3 years	
Hot Water	£ 312 over 3 years	£ 174 over 3 years	
Totals	£ 2,007	£ 1,338	

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

100 most efficient - best energy costs

Rating	Current	Potential
A (91-100)		
B (81-90)		
C (71-80)		
D (61-70)		
E (51-60)		
F (41-50)		
G (31-40)		

The graph shows the current energy efficiency of your home: **D**
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3: **B**
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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 Internal or external wall insulation	£4,000 - £14,000	£ 324	✓
2 Low energy lighting for all fixed outlets	£35	£ 78	✓
3 Heating controls (room thermostat)	£350 - £450	£ 97	✓

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 upfront cost.

L168 Ravensworth 0870 112 5306



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

