

Lang

AND CO

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31 MOUNT BATTEN WAY, PLYMSTOCK, PLYMOUTH, PL9 9EG





Price £259,950 Freehold

Lang & Co are delighted to offer this extremely well presented three bedroom semi detached bungalow situated in a popular and sought after location in the heart of Plymouth. Offering spacious accommodation throughout this bungalow would be ideally suited to any prospective purchaser looking to be within walking distance of the Broadway Shopping Centre and local amenities. The accommodation comprises of; an entrance hallway, a dual aspect lounge/diner with feature fireplace and French doors leading onto the south facing rear garden, a modern fitted kitchen/breakfast room, three bedrooms and a modern bathroom. Modern benefits include double glazing and gas central heating. To the front of the property there is a laid to lawn garden and a brick paved driveway which provides parking and access to the single garage. To the rear of the property beautifully kept south facing garden with a variety of shrubs and bushes.

This bungalow is ideally located within close proximity to the Broadway Shopping Centre which offers an array of shops and facilities including, banks, a post office, travel agents and a Cooperative Store. Transport links provide access to the vibrant city centre of Plymouth and the South Hams countryside and coastline. Recreational facilities can be found at Staddon Heights Golf Course and the Mount Batten Water Sports Centre and stunning coastal walks can be enjoyed along the South West coastal path.

This bungalow is being offered with vacant possession and no onward chain and a viewing is essential to appreciate all that is on offer.

COUNCIL TAX: Band C

LOCAL AUTHORITY: Plymouth City Council

ENTRANCE HALL
LOUNGE/DINER
 20' 5" x 14' 3" Max (6.22m x 4.34m)
KITCHEN/BREAKFAST ROOM
 14' 5" x 8' 8" (4.39m x 2.64m)
MASTER BEDROOM
 13' 11" x 9' 11" (4.24m x 3.02m)
BEDROOM TWO
 9' 11" x 9' 4" (3.02m x 2.84m)
BEDROOM THREE
 8' 10" x 6' 11" (2.69m x 2.11m)
BATHROOM
 7' 10" x 5' 4" (2.39m x 1.63m)

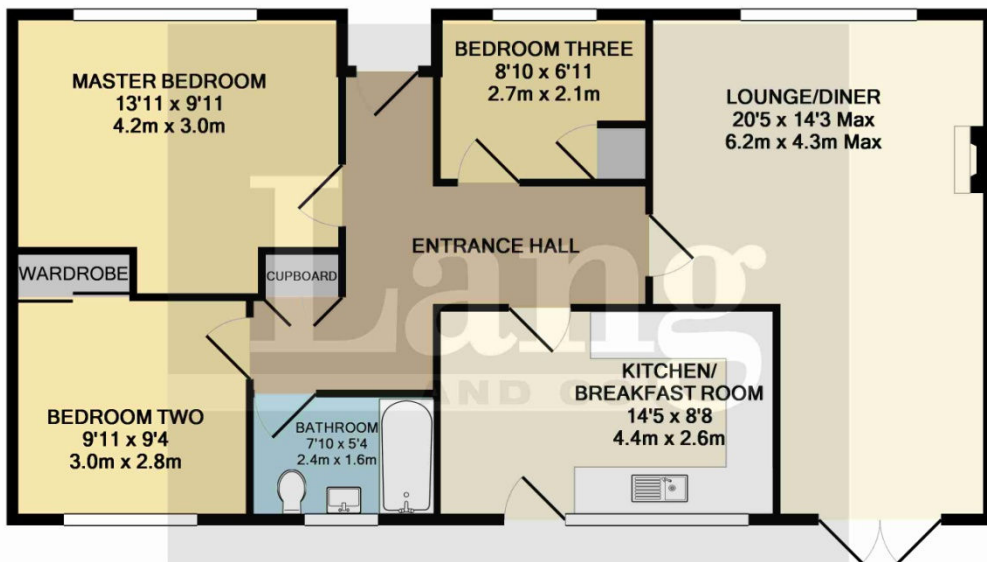
OUTSIDE

GARAGE & BRICK PAVED DRIVEWAY
FRONT & 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
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Energy Performance Certificate

31, Mount Batten Way, PLYMOUTH, PL9 9EG

Dwelling type: Semi-detached bungalow
Date of assessment: 11 May 2015
Date of certificate: 11 May 2015

Reference number: 0532-2855-7059-0606-9191
Type of assessment: RJSAP, existing dwelling
Total floor area: 80 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: £ 2,283

Over 3 years you could save £ 411

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 153 over 3 years	
Heating	£ 1,696 over 3 years	£ 1,515 over 3 years	
Hot Water	£ 312 over 3 years	£ 204 over 3 years	
Totals	£ 2,283	£ 1,872	You could save £ 411 over 3 years

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

You are **energy efficient** - lower running costs

Current	Potential
65B	72D

The graph shows the current energy efficiency of your home. 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. 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 Floor insulation (suspended floor)	£800 - £1,200	£ 165	Yes
2 Low energy lighting for all fixed outlets	£40	£ 105	Yes
3 Solar water heating	£4,000 - £5,000	£ 105	Yes

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
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Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm
24 HOUR ANSWERING SERVICE

