Wembury | £260,000

Tenure: Freehold







Floor Plans



Energy Performance Certificate

SAP

7, Leyford Close, Wembury, PLYMOUTH, PL9 0HX

Dwelling type:	Semi-detached bungalow	**Reference number:**	8864-7822-1090-2968-6996
Date of assessment:	18 February 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	18 February 2014	**Total floor area:**	103 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

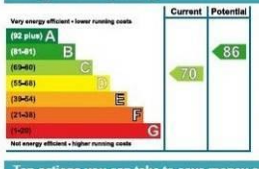
Estimated energy costs of dwelling for 3 years:	**£ 2,229**
Over 3 years you could save	**£ 519**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	You could save £ 519 over 3 years
Heating	£ 1,701 over 3 years	£ 1,263 over 3 years	
Hot Water	£ 309 over 3 years	£ 228 over 3 years	
Totals	£ 2,229	£ 1,710	

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



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 Cavity wall insulation	£500 - £1,500	£ 264	
2 Floor Insulation	£800 - £1,200	£ 171	
3 Solar water heating	£4,000 - £6,000	£ 84	

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.

7 Leyford Close, Wembury, Plymouth, Devon, PL9 0HX

Key features:

- Extended semi-detached bungalow
- Presented in good order
- Updated kitchen & bathroom
- Lounge with multi-fuel burner
- Kitchen/diner
- 3/4 bedrooms
- Master ensuite shower room
- Private drive with ample parking
- Gardens
- uPVC double-glazing
- Gas central heating



ACCOMMODATION
uPVC double-glazed front door into entrance porch.

ENTRANCE PORCH
uPVC double-glazed windows. Built-in storage boxes. Wood-effect laminate flooring. Built-in double storage cupboard with fitted shelving which houses the electric meter and consumer unit and is plumbed for washing machine. Oak doors lead to the living room and playroom/bedroom 4.

LIVING ROOM 15' 11" x 12' 0" (4.85m x 3.66m)
uPVC double-glazed window overlooking the front. Fitted storage cupboards. Recessed fireplace with multi-fuel burning stove inset. Wood flooring. Stairs rising to first floor. Archway through to the dining room.

DINING ROOM 15' 2" x 9' 0" (4.62m x 2.74m)
Continuation of the wood flooring. Fitted storage cupboards. uPVC double-glazed sliding patio doors opening onto the rear garden. Open plan access to the kitchen. Oak door opens into the inner hall.

KITCHEN 10' 0" x 8' 8" (3.05m x 2.64m)
Extensive range of modern fitted high-gloss white units comprising eye-level wall cupboards, full-length larder cupboard, matching base cupboards and drawers with laminate work surfaces over, incorporating a stainless-steel single-drainer sink unit with mixer tap and glass splash-back. Integrated 4-ring electric hob with extractor canopy over. Built-in electric double oven. Integrated dishwasher. Space for fridge/freezer.

INNER HALL
Under-stairs storage cupboard. Oak door into the bathroom.

BATHROOM 7' 2" x 6' 2" (2.18m x 1.88m)
Fitted with a 3-piece white suite comprising panel bath with fully-tiled surround, mixer tap and system shower with direct feed from the gas boiler, contemporary wash handbasin with mixer tap and low-level wc. Obscured-glass uPVC double-glazed window. Chrome heated towel rail.

PLAY ROOM/BEDROOM FOUR 10' 5" x 7' 4" (3.18m x 2.24m)
A ground floor bedroom - ideal as a guest room or for use as a play room. uPVC double-glazed window. Built-in cupboard housing the gas boiler which serves the central heating and domestic hot water. Fitted shelving.

FIRST FLOOR LANDING
Oak doors lead off to the bedrooms.

BEDROOM ONE 12' 2" x 8' 8" (3.71m x 2.64m)
uPVC double-glazed window overlooking the rear with a rural aspect. Built-in wardrobes. Eaves storage cupboards. Oak door to the ensuite shower room.

ENSUITE SHOWER ROOM 8' 4" x 7' 4" (2.54m x 2.24m)
Fitted with a 3-piece suite comprising fully-tiled shower cubicle with independent electric shower unit, pedestal wash handbasin with tiled splash-back and fitted mirror over and low-level wc. Velux double-glazed skylight window. Extractor fan. Access to eaves storage cupboard.

BEDROOM TWO 14' 6" x 6' 6" (4.42m x 1.98m)
uPVC double-glazed window overlooking the rear.

BEDROOM THREE 8' 10" x 8' 4" (2.69m x 2.54m)
Velux double-glazed skylight window.

OUTSIDE
To the front there is a private drive with off-road parking for several cars and an area of garden enclosed by picket fence to 2 sides. Approximately halfway along the drive there is a double timber gate which opens to an additional tarmac driveway. Outside cold water tap. The rear garden is fully-enclosed and mainly laid to lawn with a paved area directly behind the property and a pea-gravel pathway leading down to a play area where there is a timber summer house with light and power. To one side of the garden there are various fruit trees.







