

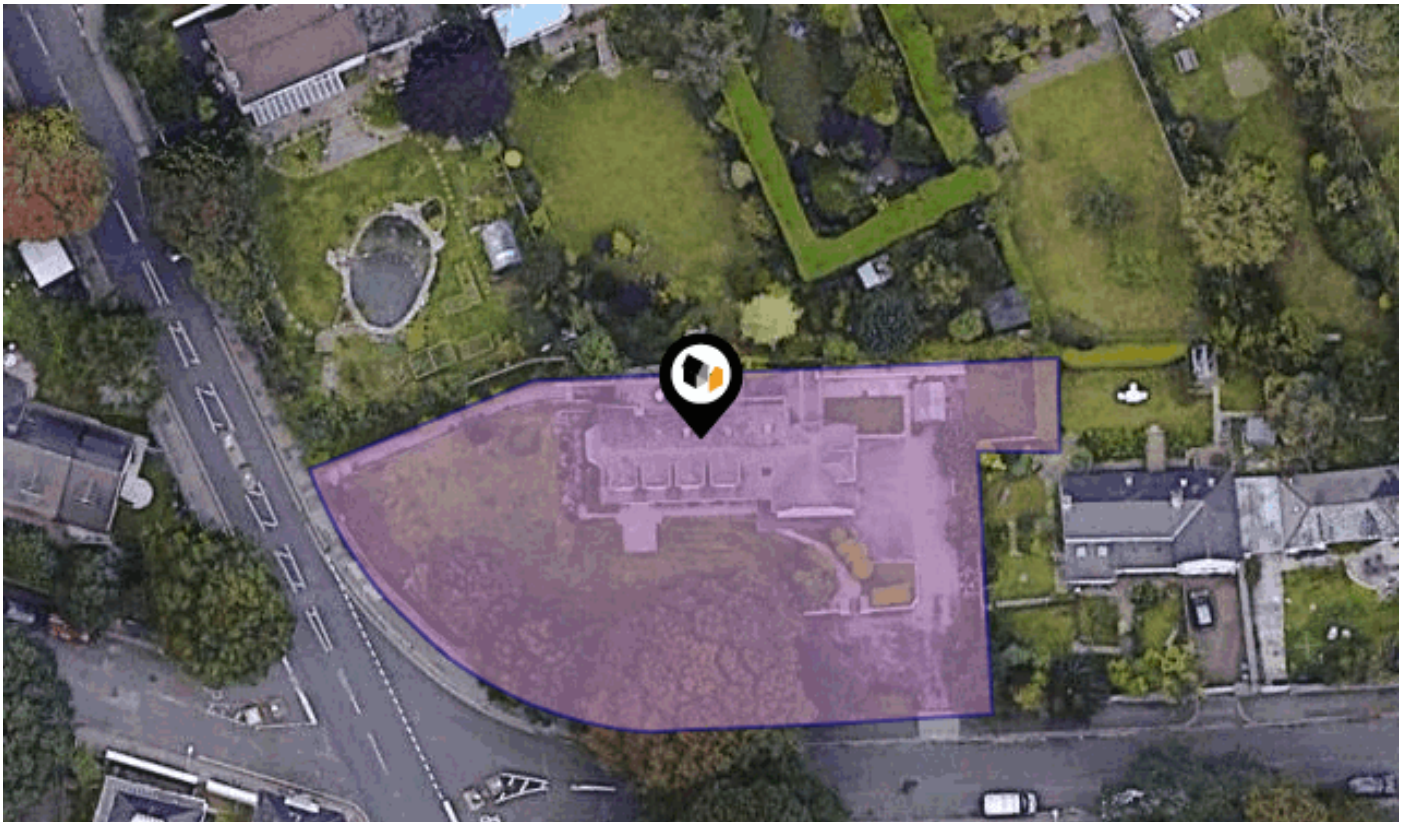


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th July 2024



142, WINGFIELD ROAD, PLYMOUTH, PL3 4ER

Lang Town & Country

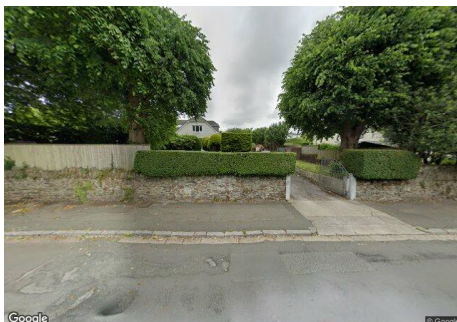
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Abi@langtownandcountry.com

www.langtownandcountry.com





Property




| | |
|-------------------------|--|
| Type: | Detached |
| Bedrooms: | 4 |
| Floor Area: | 2,475 ft ² / 230 m ² |
| Plot Area: | 0.39 acres |
| Council Tax : | Band G |
| Annual Estimate: | £3,691 |
| Title Number: | DN302865 |
| UPRN: | 100040505085 |

Tenure: Freehold

Local Area

| | |
|---------------------------|----------|
| Local Authority: | Plymouth |
| Conservation Area: | STOKE |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 17 mb/s | 80 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



142 Wingfield Road, PL3 4ER

Energy rating

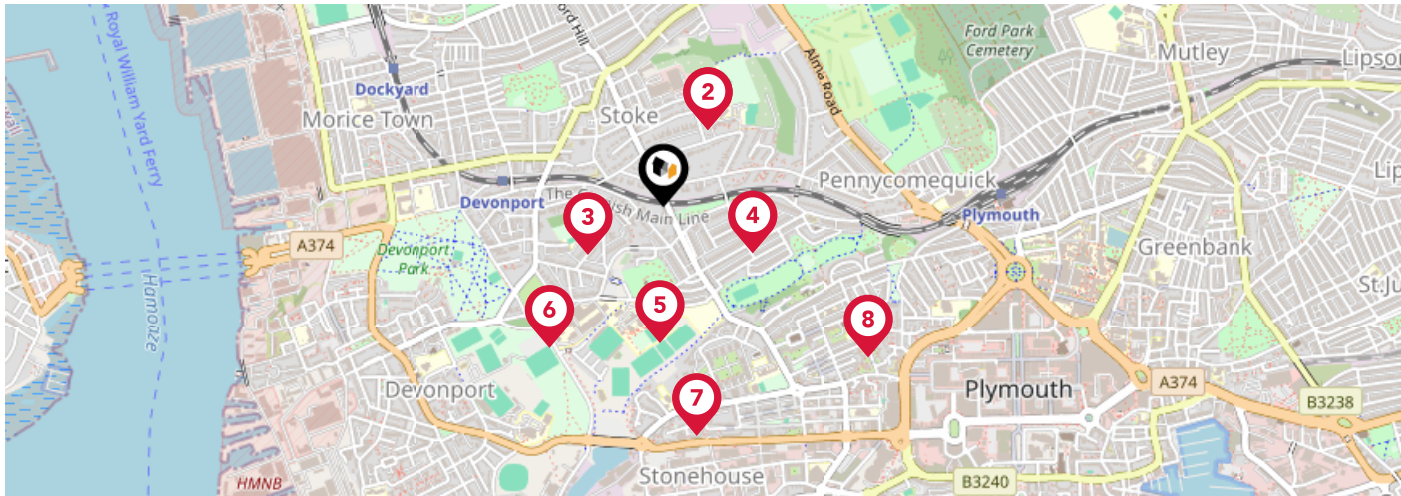
C

Valid until 19.06.2033

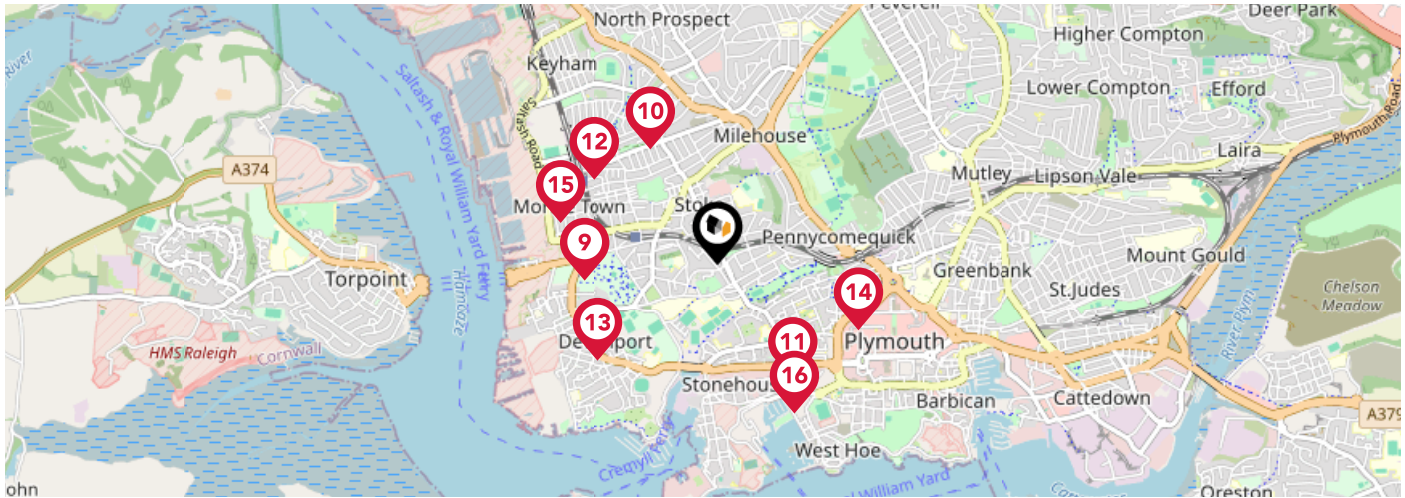
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 2 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 230 m ² |

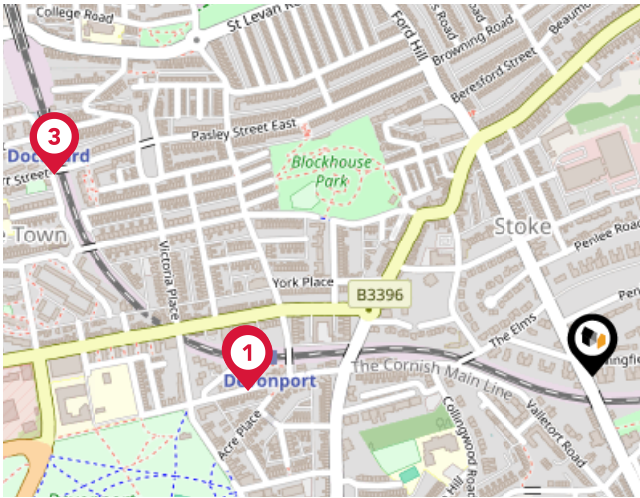


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 360 Distance:0.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Stoke Damerel Community College Ofsted Rating: Good Pupils: 1291 Distance:0.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Stoke Damerel Primary School Ofsted Rating: Good Pupils: 405 Distance:0.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Stuart Road Primary School Ofsted Rating: Good Pupils: 199 Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Devonport High School for Boys Ofsted Rating: Outstanding Pupils: 1229 Distance:0.32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | High Street Primary Academy Ofsted Rating: Inadequate Pupils: 141 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | The Cathedral School of St Mary Ofsted Rating: Good Pupils: 105 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



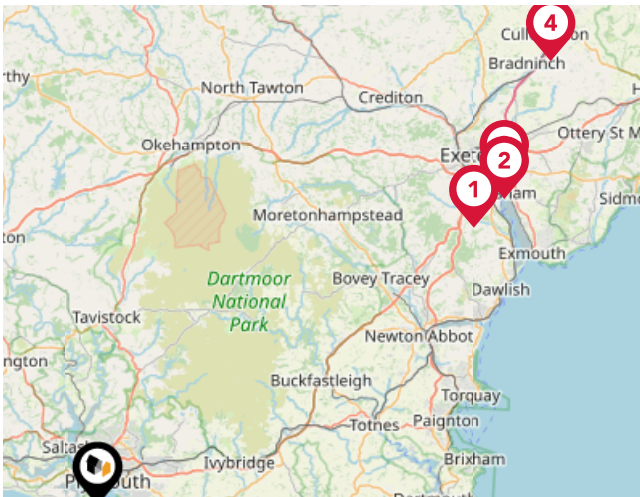
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | UTC Plymouth Ofsted Rating: Inadequate Pupils: 147 Distance:0.63 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ford Primary School Ofsted Rating: Requires Improvement Pupils: 206 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Peter's CofE Primary School Ofsted Rating: Requires improvement Pupils: 183 Distance:0.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | College Road Primary School Ofsted Rating: Good Pupils: 202 Distance:0.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Morice Town Primary Academy Ofsted Rating: Requires Improvement Pupils: 201 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Millbay Academy Ofsted Rating: Inadequate Pupils: 1020 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



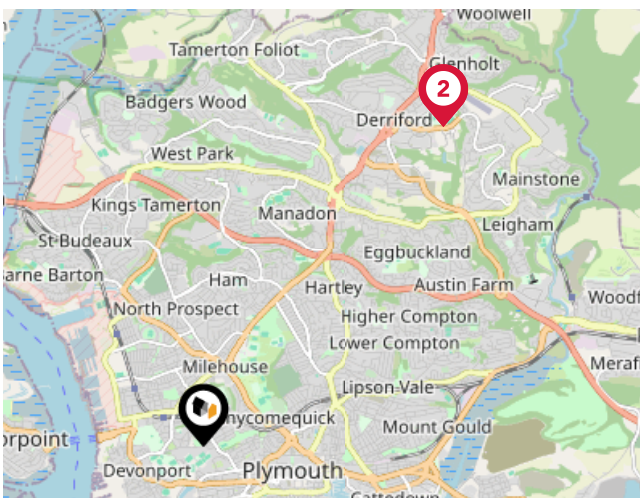
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Devonport Rail Station | 0.41 miles |
| 2 | Devonport Rail Station | 0.41 miles |
| 3 | Dockyard (Plymouth) Rail Station | 0.68 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 35.24 miles |
| 2 | M5 J30 | 38.38 miles |
| 3 | M5 J29 | 39.14 miles |
| 4 | M5 J28 | 47.72 miles |

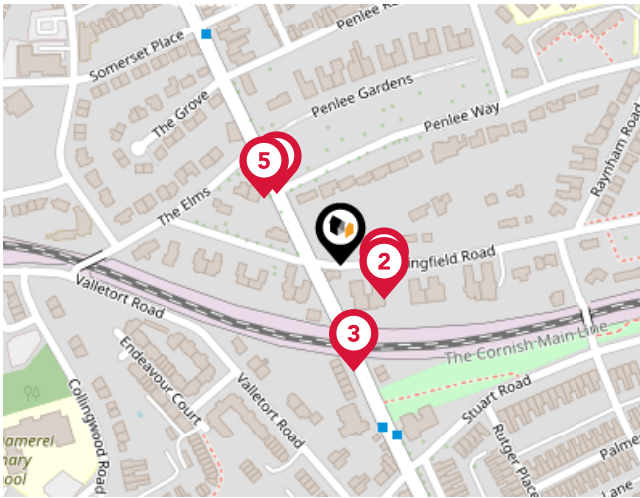


Airports/Helipads

| Pin | Name | Distance |
|-----|---------------------------|-------------|
| 1 | Plymouth City Airport | 3.78 miles |
| 2 | Plymouth City Airport | 3.78 miles |
| 3 | Newquay St Mawgan Airport | 37.49 miles |
| 4 | Newquay St Mawgan Airport | 37.49 miles |

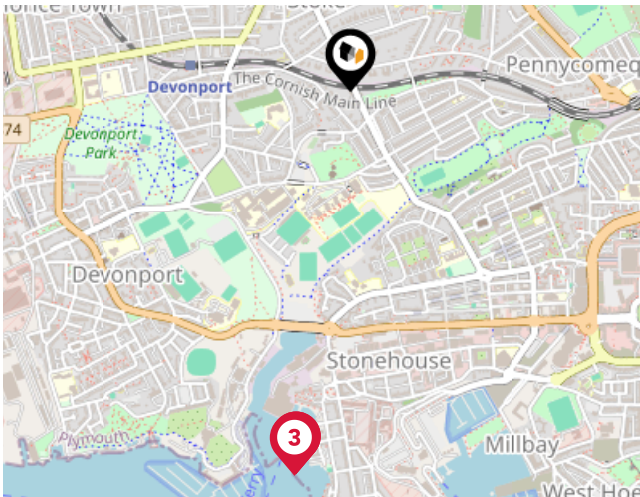
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Wingfield Road West | 0.03 miles |
| 2 | Wingfield Road West | 0.03 miles |
| 3 | Wingfield Mansions | 0.06 miles |
| 4 | The Elms | 0.06 miles |
| 5 | The Elms | 0.06 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Plymouth Stonehouse Ferry Terminal | 0.92 miles |
| 2 | Plymouth Stonehouse Ferry Terminal | 0.92 miles |
| 3 | Plymouth Stonehouse Ferry Terminal | 0.92 miles |

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Data Quality

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Lang Town & Country

6 The Broadway Plymstock Plymouth PL9
7AU
01752 456000
Abi@langtownandcountry.com
www.langtownandcountry.com

