

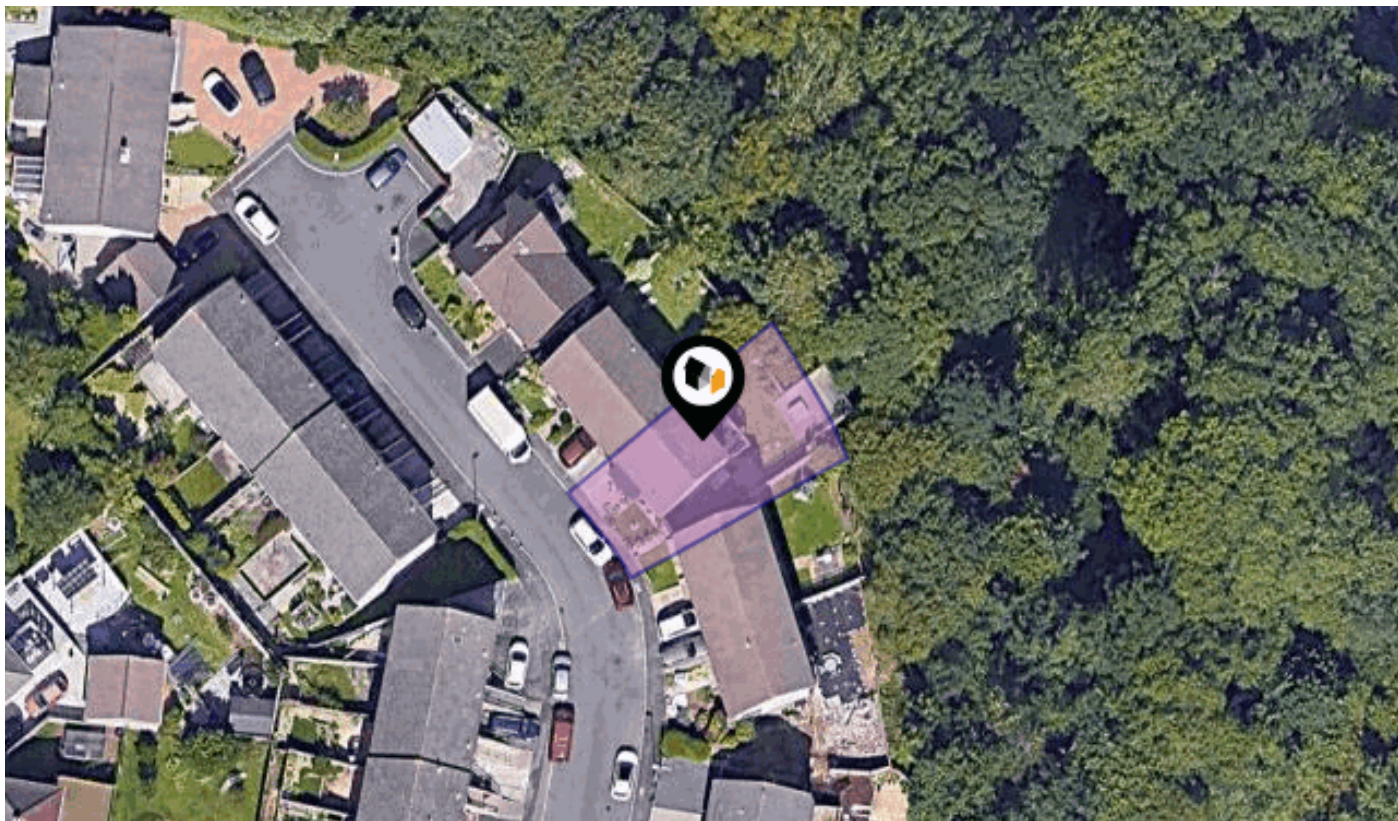


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th July 2024



72, GRANTLEY GARDENS, PLYMOUTH, PL3 5BS

Lang Town & Country

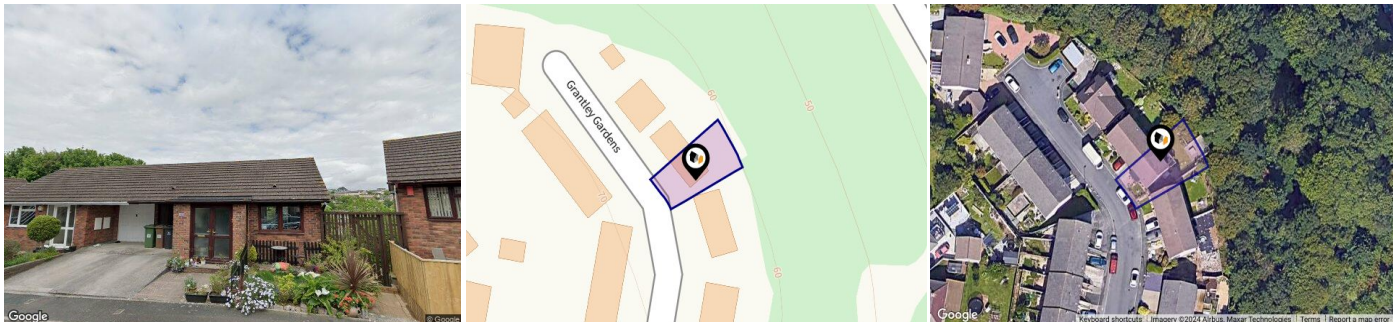
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Semi-Detached	Last Sold Date:	19/10/2016
Bedrooms:	4	Last Sold Price:	£235,000
Floor Area:	1,410 ft ² / 131 m ²	Last Sold £/ft²:	£166
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN282789		
UPRN:	100040444397		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	39 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



72, Grantley Gardens, PL3 5BS

Energy rating

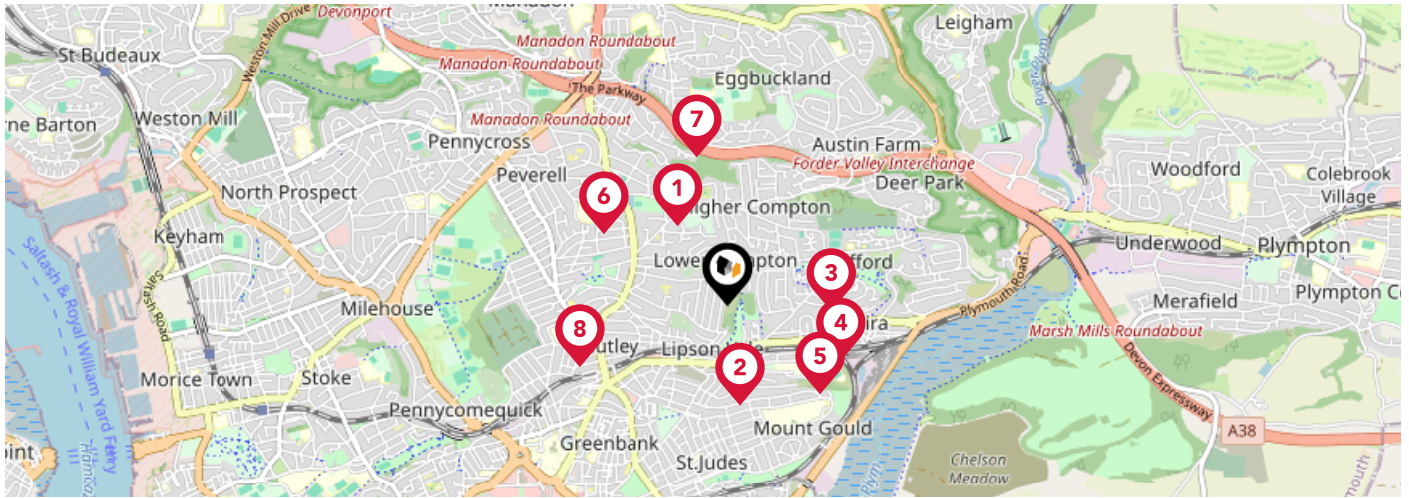
C

Valid until 09.06.2026

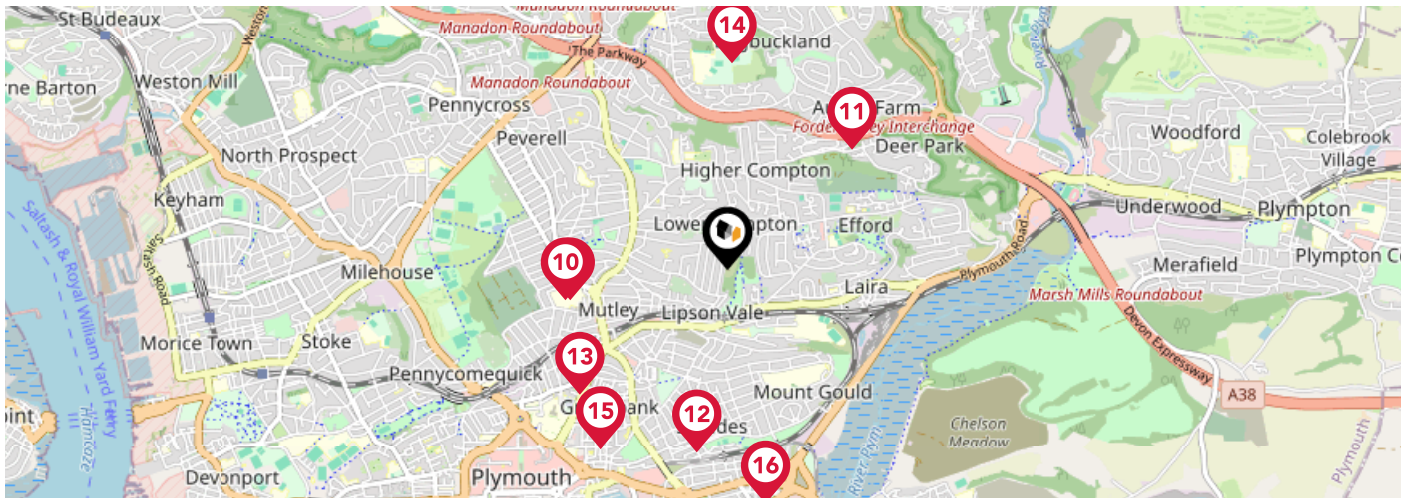
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-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, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
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 70% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	131 m ²

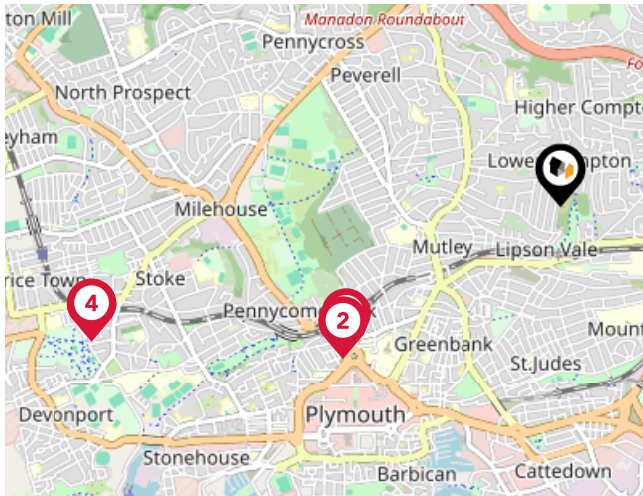


		Nursery	Primary	Secondary	College	Private
1	Compton CofE Primary School Ofsted Rating: Good Pupils: 441 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lipson Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	High View School Ofsted Rating: Outstanding Pupils: 348 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Laira Green Primary School Ofsted Rating: Requires Improvement Pupils: 271 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1008 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King's School Ofsted Rating: Not Rated Pupils: 259 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Eggbuckland Community College Ofsted Rating: Requires Improvement Pupils: 988 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plymouth College Ofsted Rating: Not Rated Pupils: 640 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



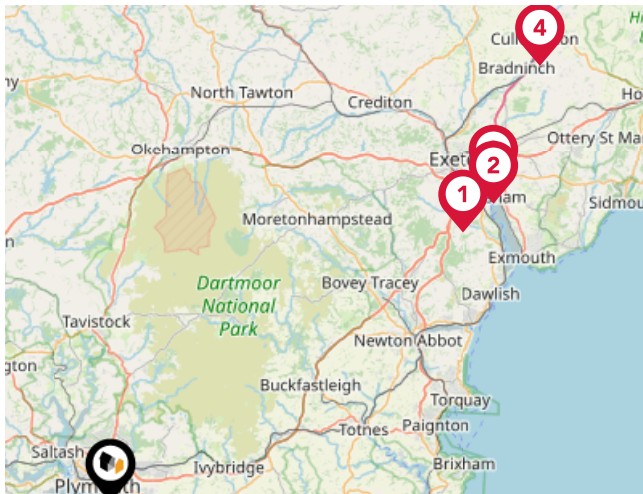
		Nursery	Primary	Secondary	College	Private
	Hyde Park Infants' School Ofsted Rating: Inadequate Pupils: 265 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Junior School Ofsted Rating: Requires Improvement Pupils: 357 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Inadequate Pupils: 172 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salisbury Road Primary School Ofsted Rating: Requires Improvement Pupils: 486 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 413 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Requires Improvement Pupils: 220 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



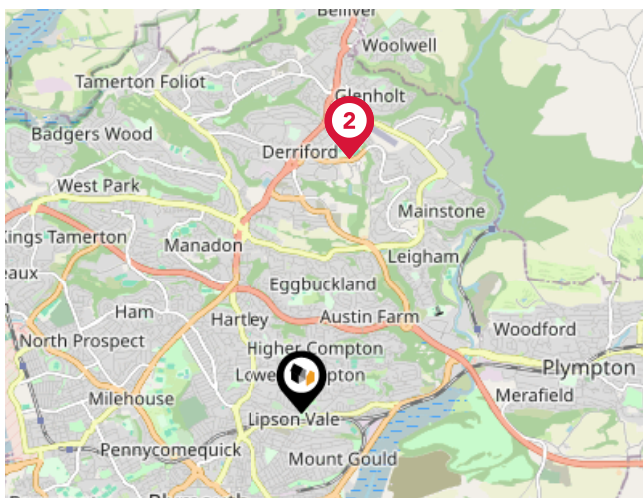
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.22 miles
2	Plymouth Rail Station	1.26 miles
3	Devonport Rail Station	2.31 miles
4	Devonport Rail Station	2.31 miles



Trunk Roads/Motorways

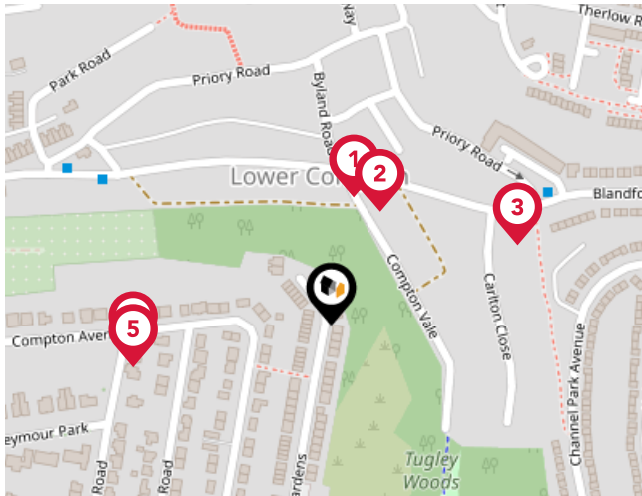
Pin	Name	Distance
1	M5 J31	33.42 miles
2	M5 J30	36.56 miles
3	M5 J29	37.33 miles
4	M5 J28	46 miles



Airports/Helipads

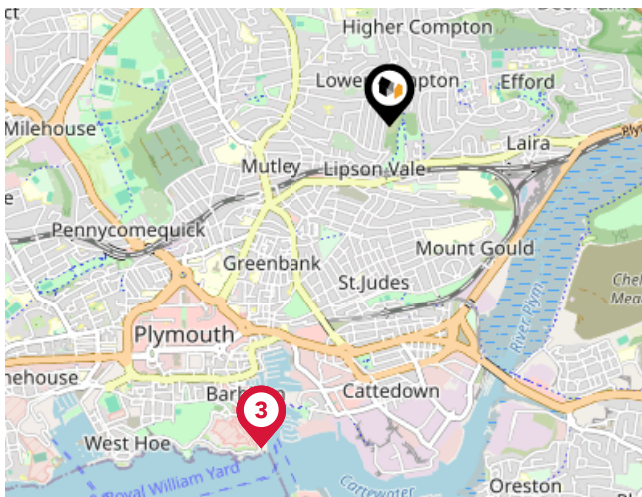
Pin	Name	Distance
1	Plymouth City Airport	2.44 miles
2	Plymouth City Airport	2.44 miles
3	Exeter International Airport	38.99 miles
4	Exeter International Airport	38.99 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Byland Road	0.08 miles
2	Compton Vale	0.07 miles
3	Carlton Close	0.12 miles
4	Culme Avenue	0.12 miles
5	Culme Avenue	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.64 miles
2	Plymouth (Barbican) Landing Stage	1.64 miles
3	Plymouth (Barbican) Landing Stage	1.64 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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