

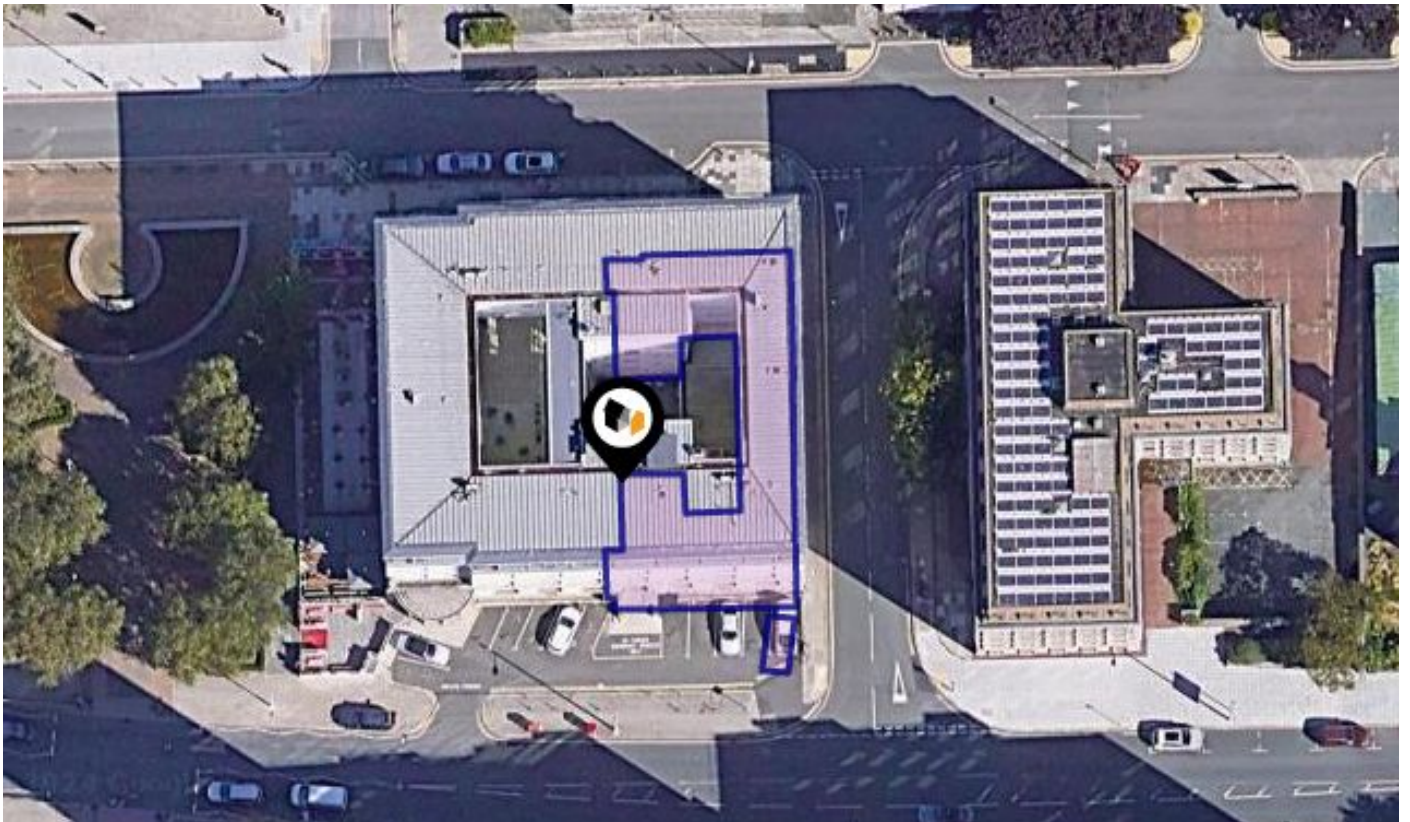


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



33, NOTTE STREET, PLYMOUTH, PL1

Lang Town & Country

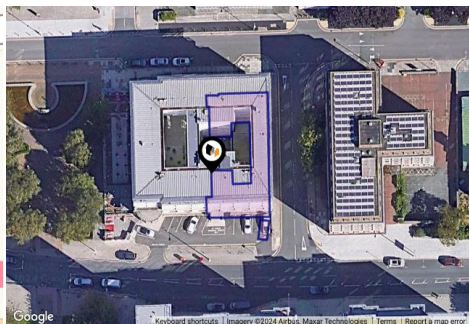
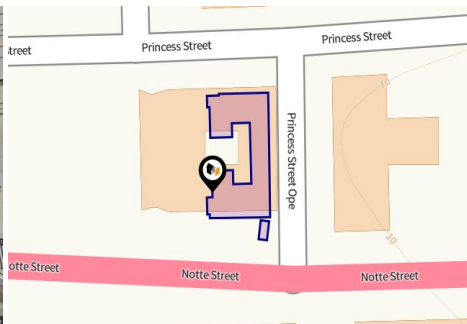
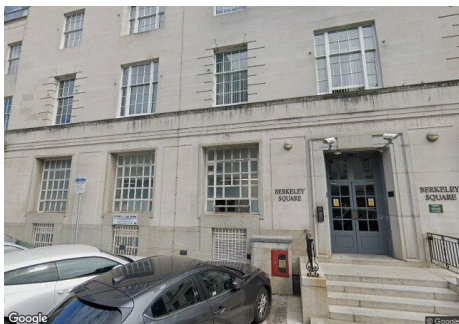
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	06/02/2006
Floor Area:	957 ft ² / 89 m ²	End Date:	01/01/2129
Plot Area:	0.09 acres	Lease Term:	125 years from 1 January 2004
Year Built :	1900-1929	Term Remaining:	104 years
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN670902		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



33 NOTTE STREET, PL1

Energy rating

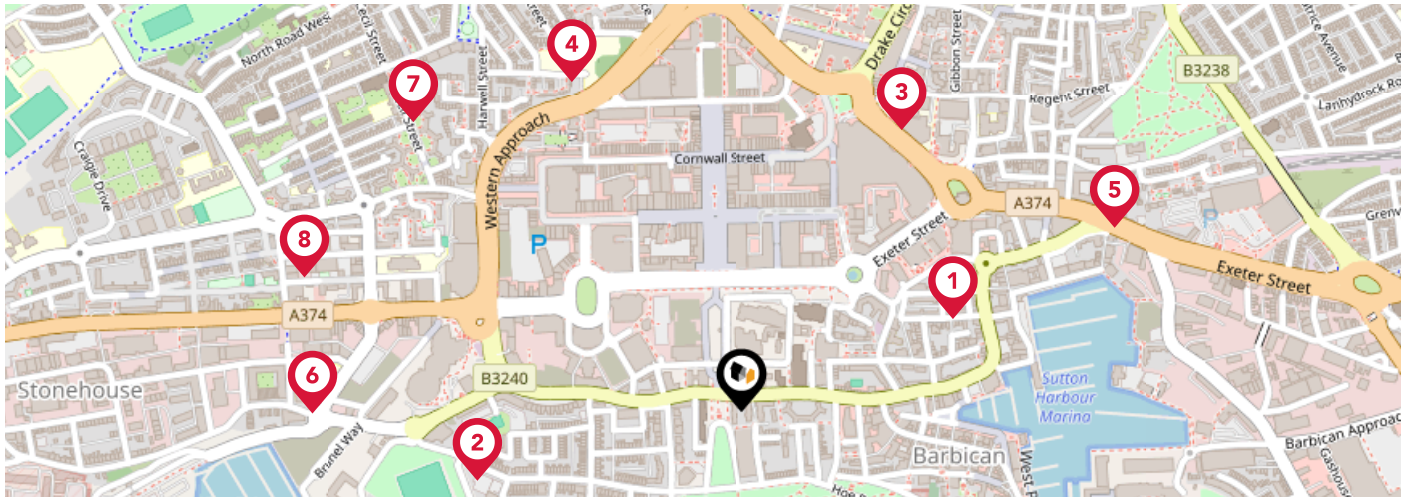
D

Valid until 26.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

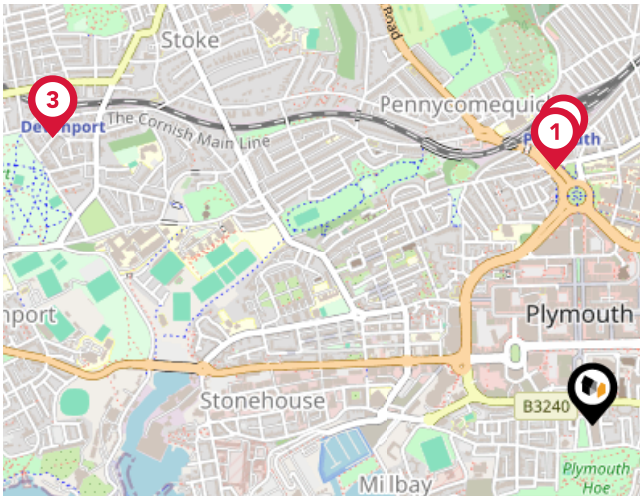
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	04
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Flat, insulated
Roof Energy:	Average
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	89 m ²



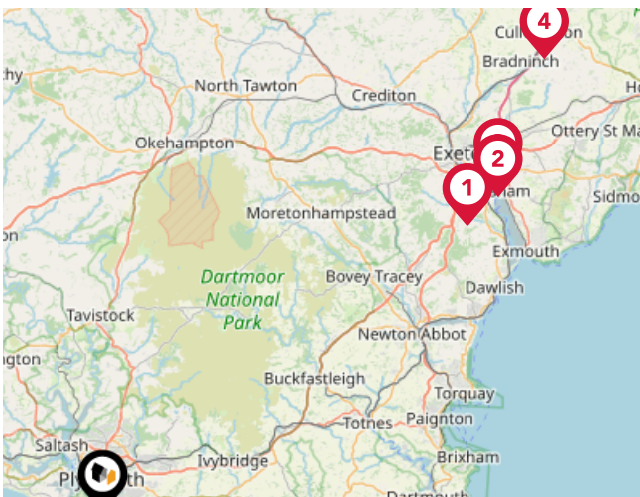
	Nursery	Primary	Secondary	College	Private
1 ACE Schools Plymouth Ofsted Rating: Good Pupils: 220 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Andrew's Cof E VA Primary School Ofsted Rating: Outstanding Pupils: 202 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Plymouth College of Art Ofsted Rating: Good Pupils:0 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Holy Cross Catholic Primary School Ofsted Rating: Outstanding Pupils: 283 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Millbay Academy Ofsted Rating: Inadequate Pupils: 1020 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The Cathedral School of St Mary Ofsted Rating: Good Pupils: 105 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Peter's CofE Primary School Ofsted Rating: Requires improvement Pupils: 183 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



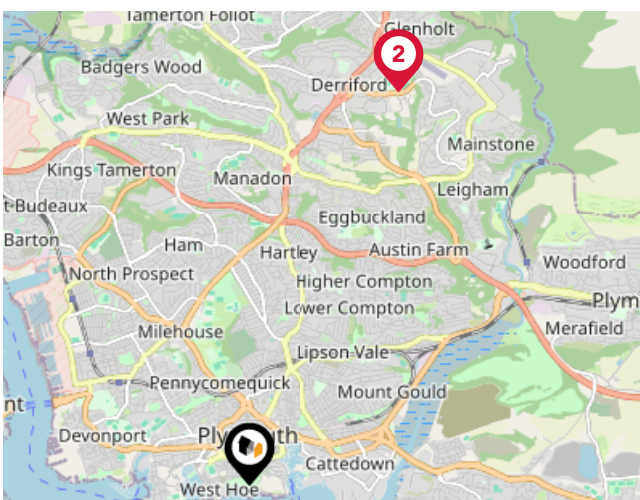
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.61 miles
2	Plymouth Rail Station	0.64 miles
3	Devonport Rail Station	1.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.98 miles
2	M5 J30	38.13 miles
3	M5 J29	38.91 miles
4	M5 J28	47.61 miles



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	3.98 miles
2	Plymouth City Airport	3.98 miles
3	Newquay St Mawgan Airport	38.45 miles
4	Newquay St Mawgan Airport	38.45 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Royal Parade A5	0.11 miles
2	Royal Parade A4	0.11 miles
3	Royal Parade A3	0.12 miles
4	Royal Parade A6	0.12 miles
5	Putting Green	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.39 miles
2	Plymouth (Barbican) Landing Stage	0.39 miles
3	Plymouth (Barbican) Landing Stage	0.4 miles

Important - Please Read

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Lang Town & Country

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