

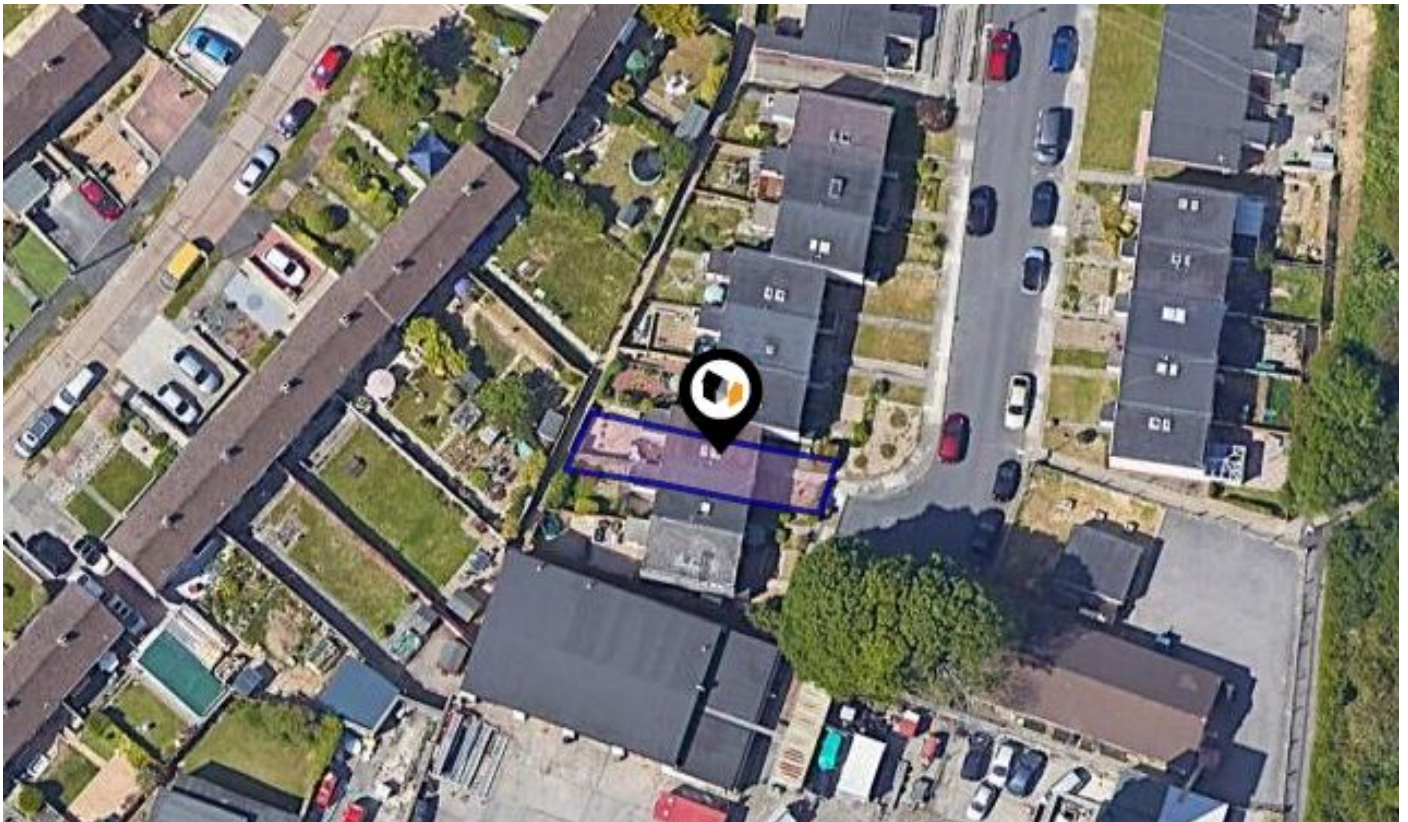


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24<sup>th</sup> July 2024



**32, DAYTON CLOSE, PLYMOUTH, PL6 5DX**

## Lang Town & Country

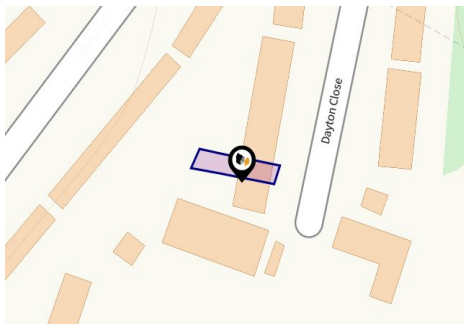
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Abi@langtownandcountry.com

www.langtownandcountry.com





## Property


<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	742 ft <sup>2</sup> / 69 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,477
<b>Title Number:</b>	DN621355
<b>UPRN:</b>	100040429999

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>61</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



32 Dayton Close, PL6 5DX

Energy rating

**D**

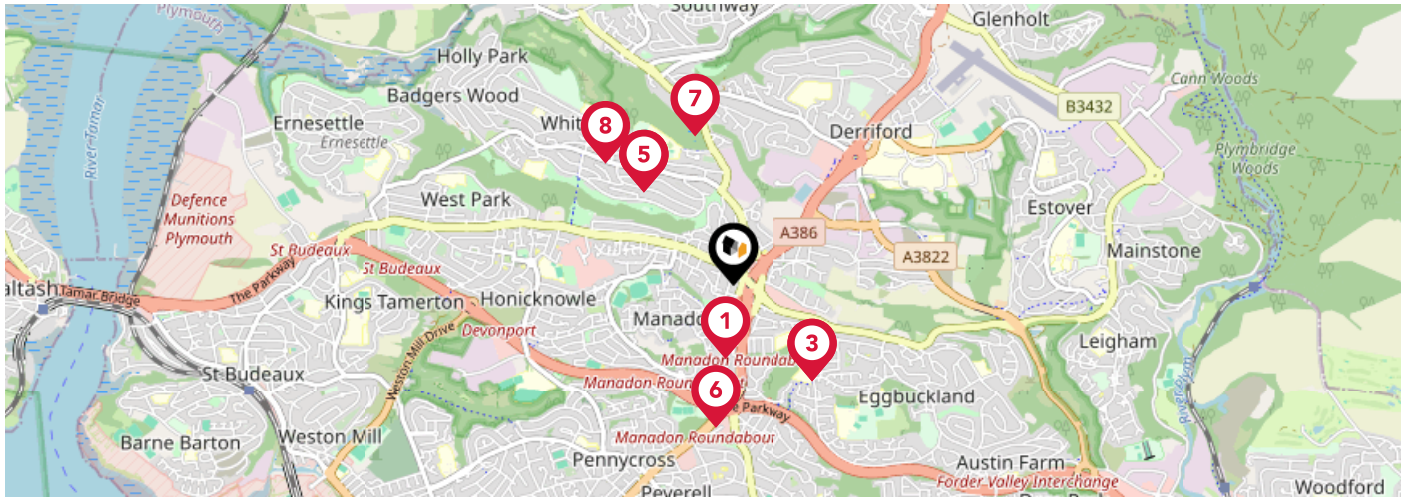
Valid until 15.12.2033

Certificate number  
 2120-2942-9070-9099-4491

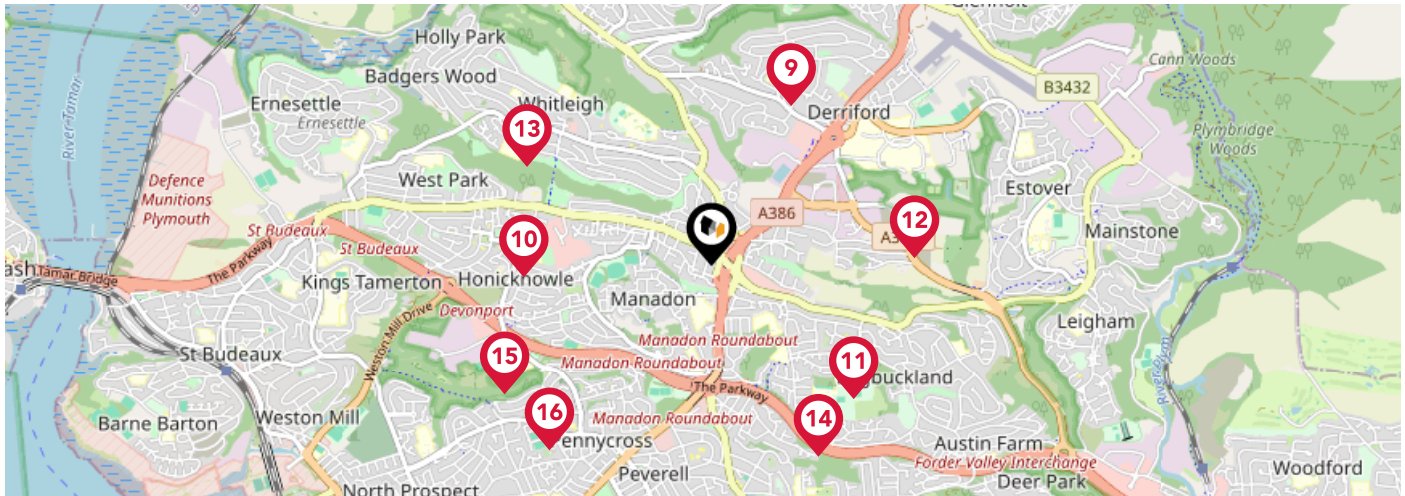
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Flat, limited insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	69 m <sup>2</sup>

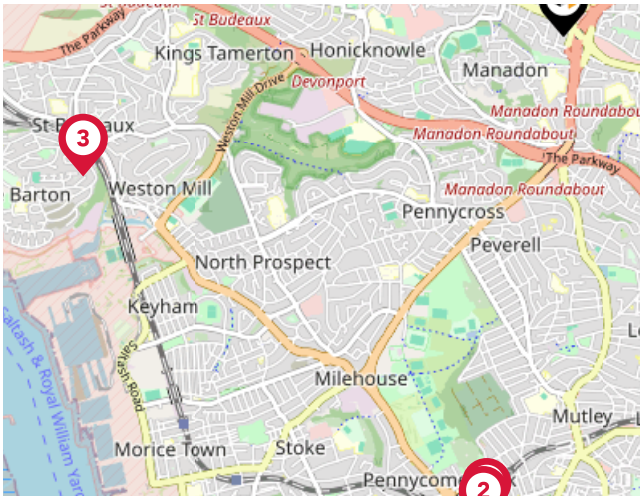


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Boniface's RC College</b> Ofsted Rating: Requires Improvement   Pupils: 361   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Courtlands School</b> Ofsted Rating: Good   Pupils: 97   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Widey Court Primary School</b> Ofsted Rating: Good   Pupils: 595   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitleigh Community Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Sir John Hunt Community Sports College</b> Ofsted Rating: Requires Improvement   Pupils: 771   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Woodlands School</b> Ofsted Rating: Good   Pupils: 85   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Woodfield Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



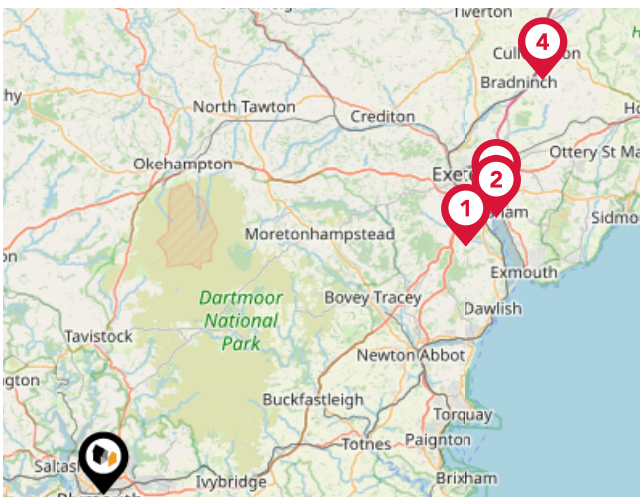
		Nursery	Primary	Secondary	College	Private
	<b>Notre Dame RC School</b> Ofsted Rating: Good   Pupils: 728   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shakespeare Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 440   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Egguckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Matthew's Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brook Green Centre for Learning</b> Ofsted Rating: Outstanding   Pupils: 98   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Egguckland Community College</b> Ofsted Rating: Requires Improvement   Pupils: 988   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Academy</b> Ofsted Rating: Requires Improvement   Pupils: 581   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pennycross Primary School</b> Ofsted Rating: Good   Pupils: 377   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



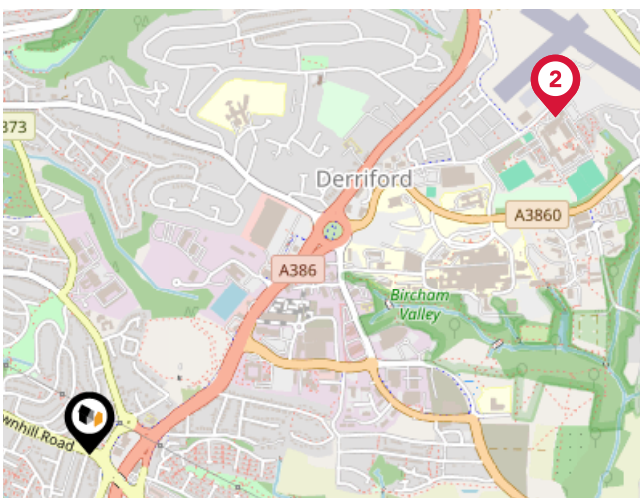
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.32 miles
2	Plymouth Rail Station	2.35 miles
3	St Budeaux Ferry Road Rail Station	2.36 miles



## Trunk Roads/Motorways

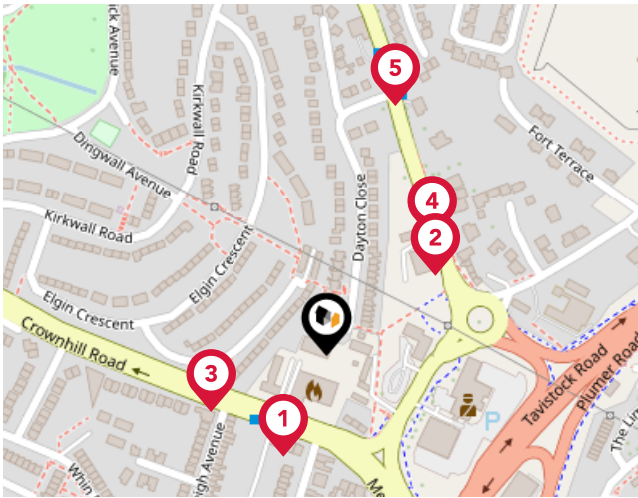
Pin	Name	Distance
1	M5 J31	33 miles
2	M5 J30	36.12 miles
3	M5 J29	36.85 miles
4	M5 J28	45.34 miles



## Airports/Helipads

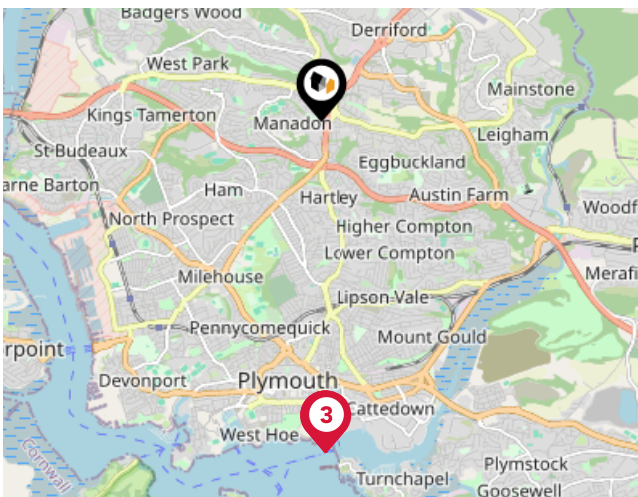
Pin	Name	Distance
1	Plymouth City Airport	1.36 miles
2	Plymouth City Airport	1.36 miles
3	Newquay St Mawgan Airport	38.43 miles
4	Newquay St Mawgan Airport	38.43 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Haroldsleigh Avenue	0.06 miles
2	Rogers Garage	0.08 miles
3	Crownhill Fire Station	0.08 miles
4	Budshead Road Filling Station	0.09 miles
5	Dayton Close	0.15 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.13 miles
2	Plymouth (Barbican) Landing Stage	3.13 miles
3	Plymouth (Barbican) Landing Stage	3.13 miles



# Lang Town & Country

## Data Quality

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