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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th July 2024



19, BEECHWOOD RISE, PLYMOUTH, PL6 8AP

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

| | | | |
|-------------------------|--|------------------------------------|------------|
| Type: | Detached | Last Sold Date: | 29/10/2004 |
| Bedrooms: | 6 | Last Sold Price: | £429,000 |
| Floor Area: | 2,723 ft ² / 253 m ² | Last Sold £/ft²: | £157 |
| Plot Area: | 19.26 acres | Tenure: | Freehold |
| Council Tax : | Band G | | |
| Annual Estimate: | £3,691 | | |
| Title Number: | DN210099 | | |
| UPRN: | 100040412963 | | |

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)

| | | |
|---|--|---|
| 3 mb/s | 57 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

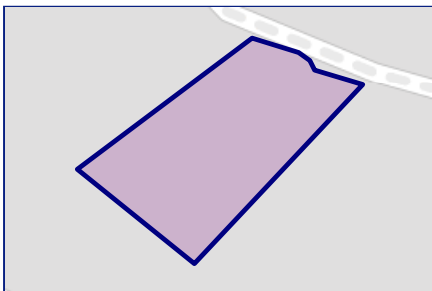


Multiple Freehold Title Plans Detected



DN210099

Multiple Freehold Title Plans Detected



DN261477

19 Beechwood Rise, PL6 8AP

Energy rating

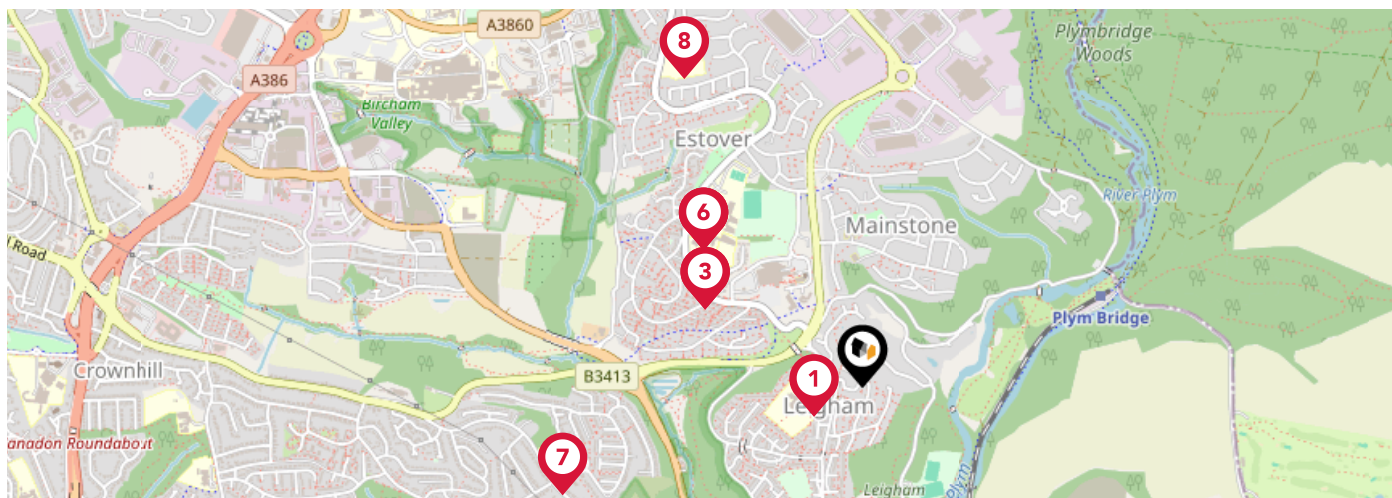
C

Valid until 23.04.2034

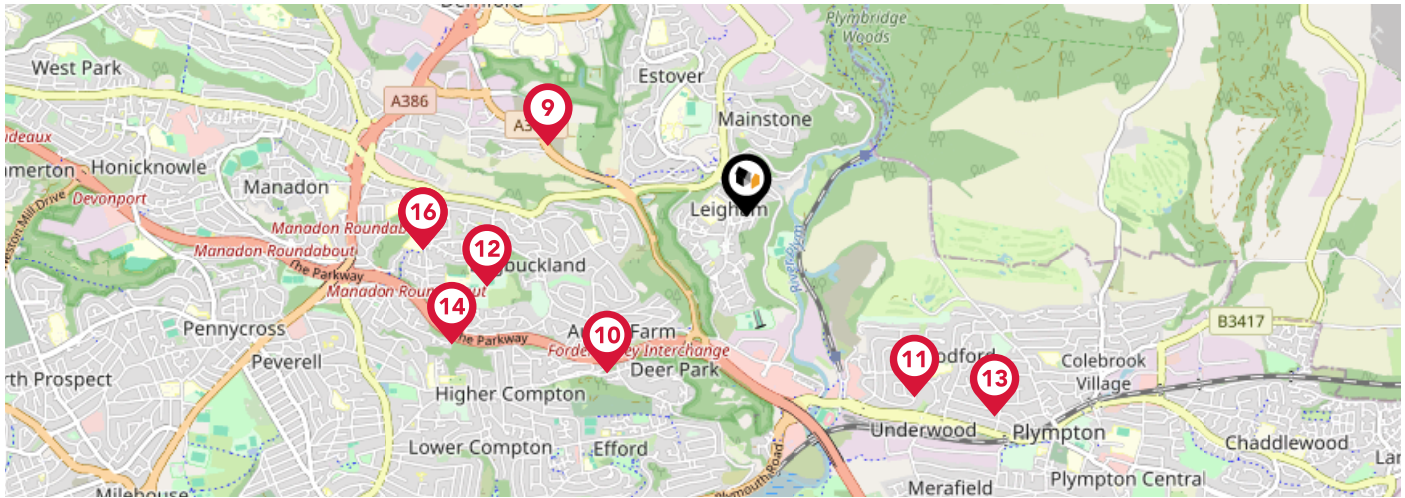
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









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, unknown install date |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| 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: | 253 m ² |

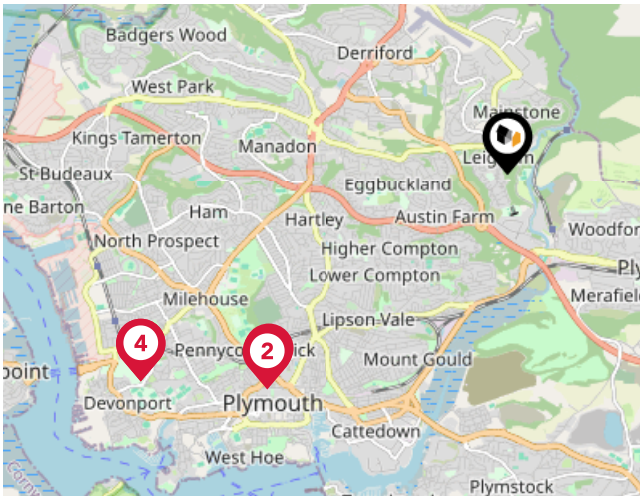


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Leigham Primary School Ofsted Rating: Good Pupils: 426 Distance:0.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Tor Bridge Primary School Ofsted Rating: Special Measures Pupils: 170 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Tor Bridge Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Plym Bridge Nursery and Day Care Ofsted Rating: Good Pupils: 55 Distance:0.5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Tor Bridge High Ofsted Rating: Good Pupils: 1251 Distance:0.5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cann Bridge School Ofsted Rating: Good Pupils: 91 Distance:0.5 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Edward's CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



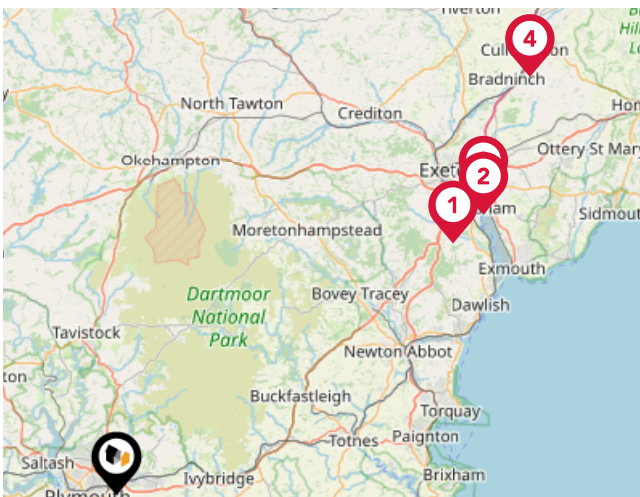
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 430 Distance:0.99 | <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:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Woodford Primary School Ofsted Rating: Good Pupils: 439 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 413 Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hele's School Ofsted Rating: Good Pupils: 1243 Distance:1.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Eggbuckland Community College Ofsted Rating: Requires Improvement Pupils: 988 Distance:1.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Courtlands School Ofsted Rating: Good Pupils: 97 Distance:1.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Widey Court Primary School Ofsted Rating: Good Pupils: 595 Distance:1.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



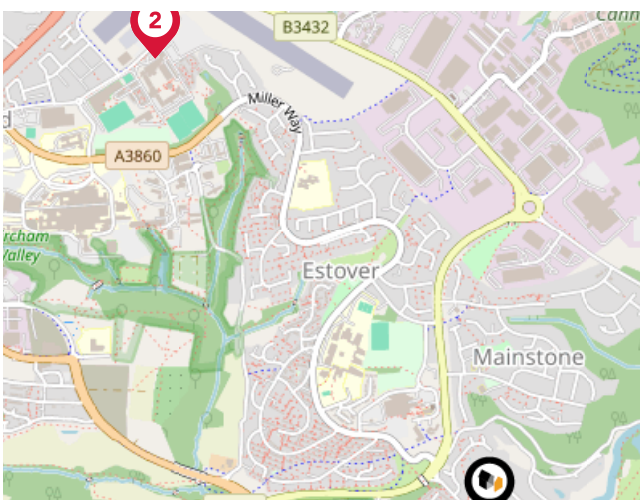
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Plymouth Rail Station | 3.01 miles |
| 2 | Plymouth Rail Station | 3.05 miles |
| 3 | Devonport Rail Station | 3.98 miles |
| 4 | Devonport Rail Station | 3.98 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 31.64 miles |
| 2 | M5 J30 | 34.78 miles |
| 3 | M5 J29 | 35.54 miles |
| 4 | M5 J28 | 44.19 miles |



Airports/Helipads

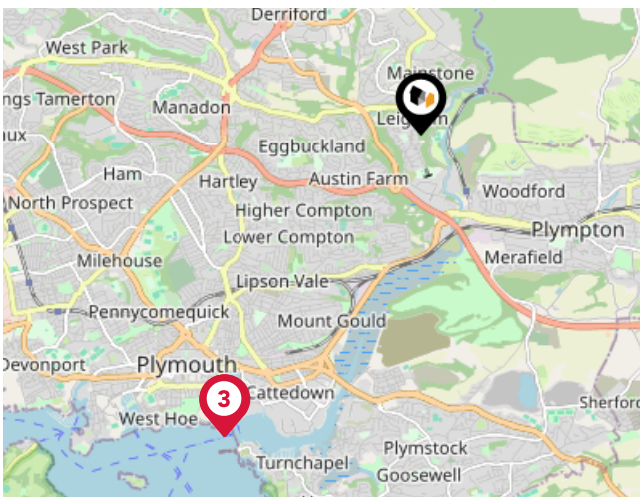
| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Plymouth City Airport | 1.34 miles |
| 2 | Plymouth City Airport | 1.35 miles |
| 3 | Exeter International Airport | 37.2 miles |
| 4 | Exeter International Airport | 37.2 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Cockington Close | 0.11 miles |
| 2 | Hallerton Close | 0.09 miles |
| 3 | Bradfield Close | 0.13 miles |
| 4 | Hallerton Close | 0.11 miles |
| 5 | Novorossisk Road | 0.13 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-----------------------------------|------------|
| 1 | Plymouth (Barbican) Landing Stage | 3.39 miles |
| 2 | Plymouth (Barbican) Landing Stage | 3.39 miles |
| 3 | Plymouth (Barbican) Landing Stage | 3.39 miles |

Lang Town & Country

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