

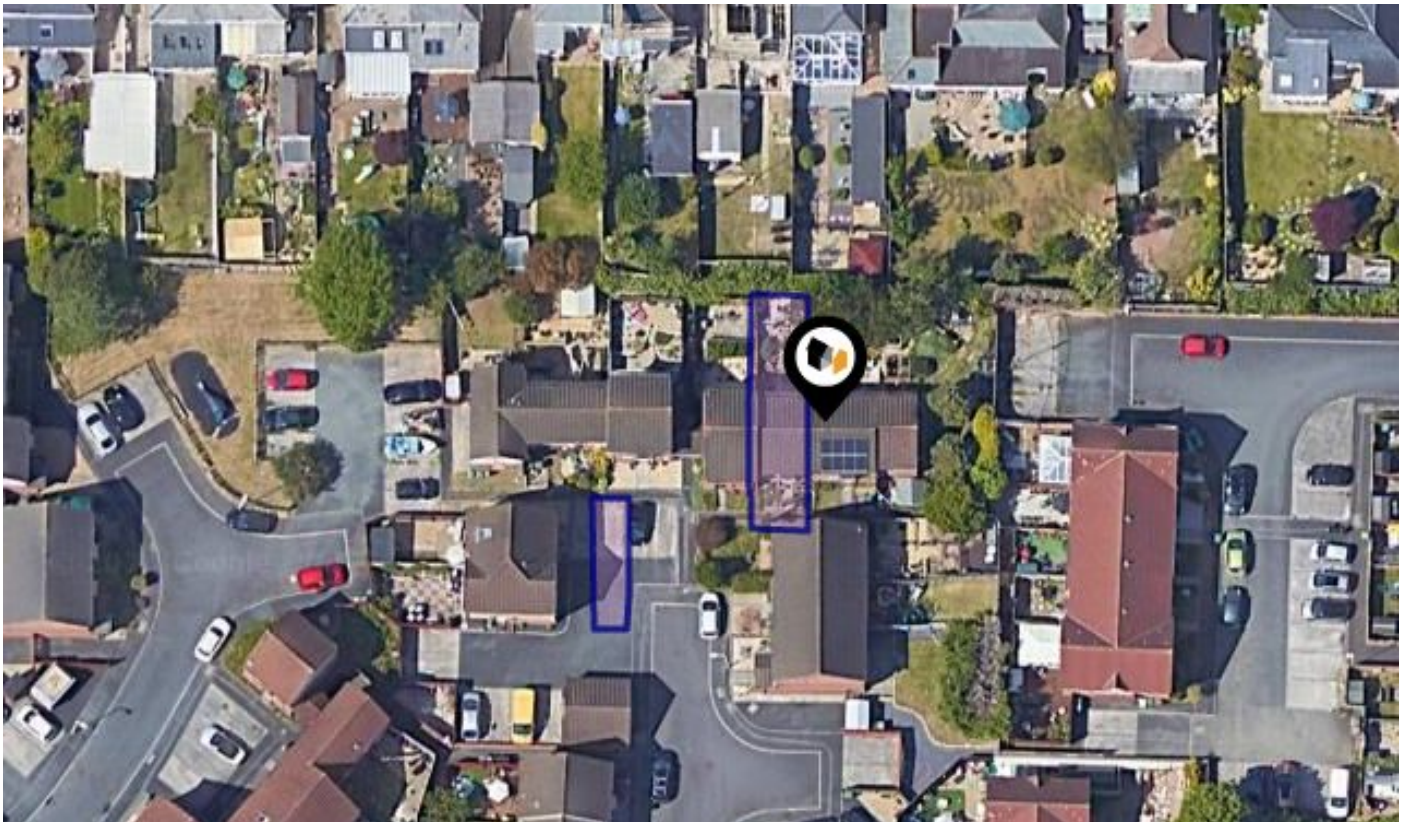


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 31<sup>st</sup> July 2024



**24, CHESTERTON CLOSE, PLYMOUTH, PL5 3SB**

6 Mannamead Road Plymouth Devon PL4 7AA

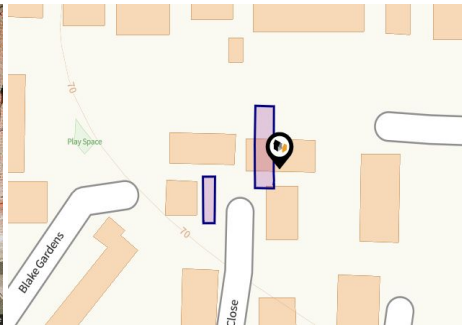
01752 256000

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# Property Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	602 ft <sup>2</sup> / 56 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1991-1995
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,723
<b>Title Number:</b>	DN272135
<b>UPRN:</b>	100040422674

<b>Last Sold Date:</b>	30/06/2022
<b>Last Sold Price:</b>	£150,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£249
<b>Tenure:</b>	Freehold

## Local Area

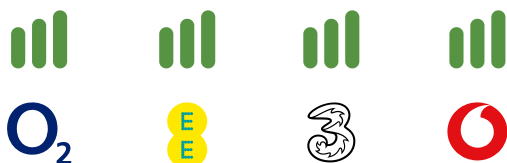
<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

**16** mb/s      **1000** mb/s



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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

24, Chesterton Close, PL5 3SB

Energy rating

**E**

Valid until 01.06.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	47   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

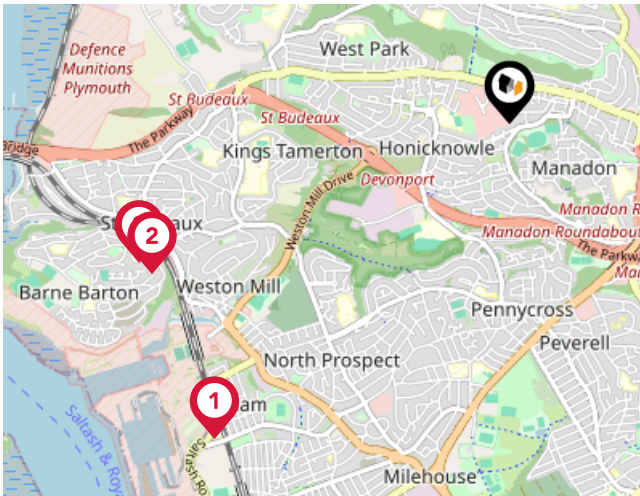
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	ECO assessment
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	56 m <sup>2</sup>

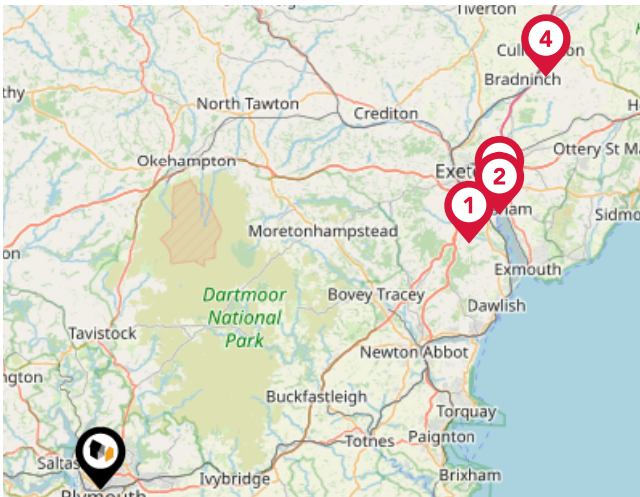
# Area

## Transport (National)



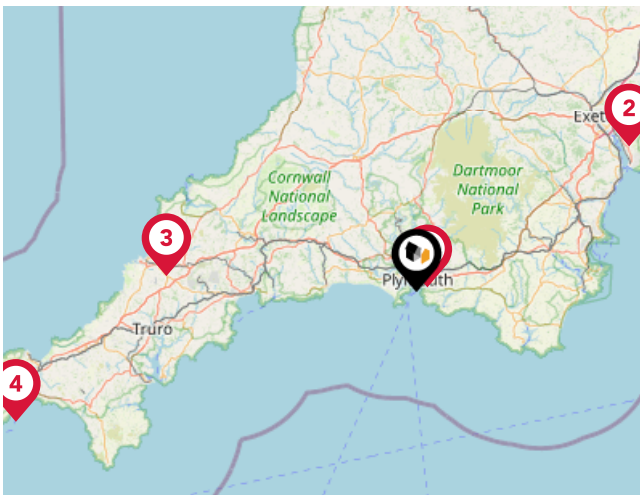
### National Rail Stations

Pin	Name	Distance
1	Keyham Rail Station	2.04 miles
2	St Budeaux Ferry Road Rail Station	1.83 miles
3	St Budeaux Victoria Road Rail Station	1.87 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.45 miles
2	M5 J30	36.57 miles
3	M5 J29	37.29 miles
4	M5 J28	45.73 miles

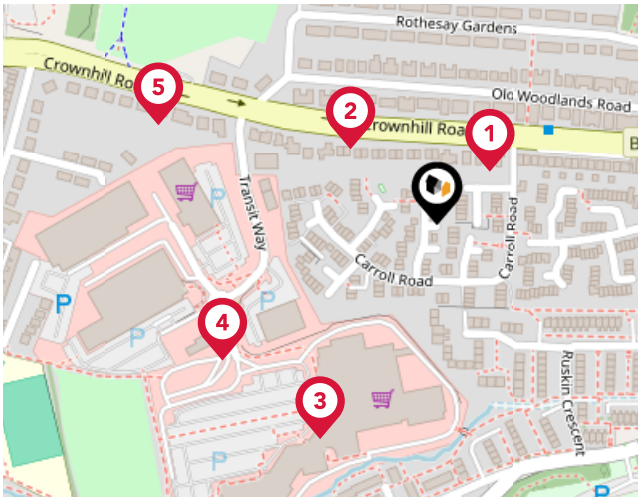


### Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	1.85 miles
2	Exeter International Airport	39.01 miles
3	Newquay St Mawgan Airport	37.84 miles
4	Penzance Airport	63.64 miles

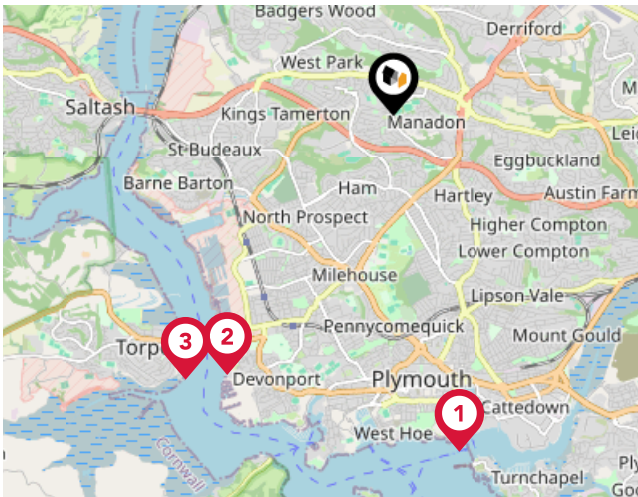
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Carroll Road	0.04 miles
2	Old Woodlands Road West	0.07 miles
3	Transit Way	0.14 miles
4	Matalan	0.15 miles
5	Jet Garage	0.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.24 miles
2	Devonport Ferry Terminal	2.92 miles
3	Torpoint Ferry Terminal	3.19 miles

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