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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 31st July 2024



**34, WINDERMERE CRESCENT, DERRIFORD, PLYMOUTH,
PL6 5HX**

6 Mannamead Road Plymouth Devon PL4 7AA

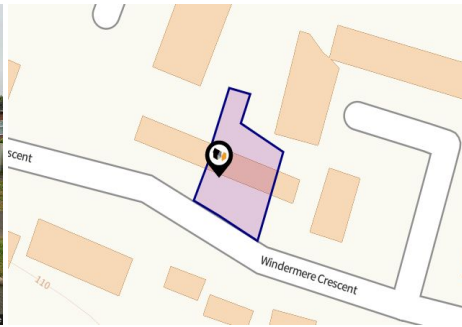
01752 256000

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Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,528 ft ² / 142 m ²
Plot Area:	0.12 acres
Year Built :	1976-1982
Council Tax :	Band E
Annual Estimate:	£2,707
Title Number:	DN56984
UPRN:	100040504914

Last Sold Date:	08/01/2016
Last Sold Price:	£307,000
Last Sold £/ft²:	£200
Tenure:	Freehold

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)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *34, Windermere Crescent, Derriford, Plymouth, PL6 5HX*

Reference - 21/00385/FUL	
Decision:	Decided
Date:	03rd March 2021
Description:	First floor side extension and alterations.

Property EPC - Certificate

34, Windermere Crescent, Derriford, PL6 5HX

Energy rating

B

Valid until 27.01.2030

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

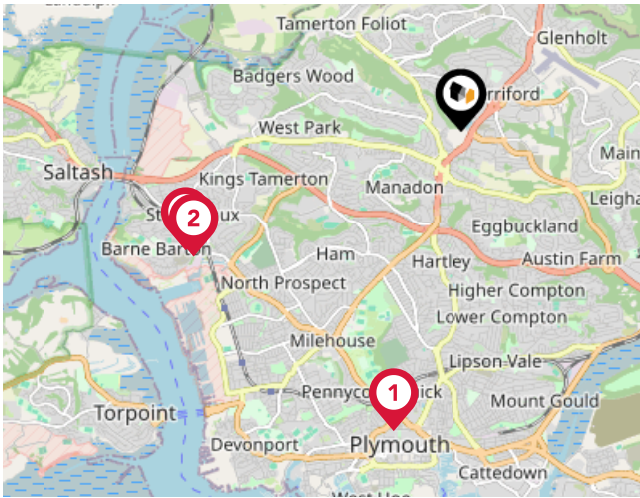
EPC - Additional Data

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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	142 m ²

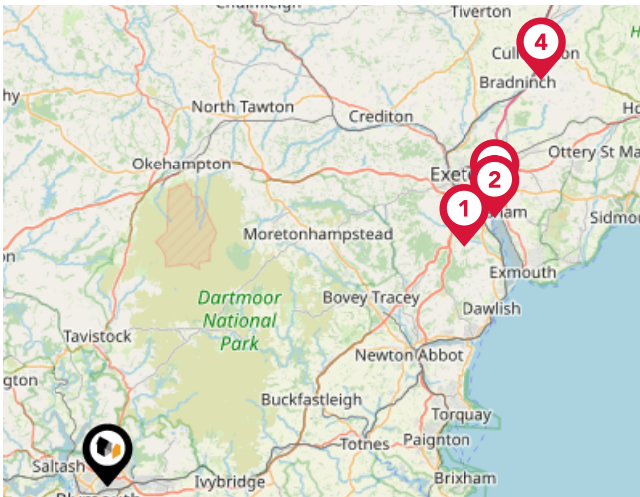
Area

Transport (National)



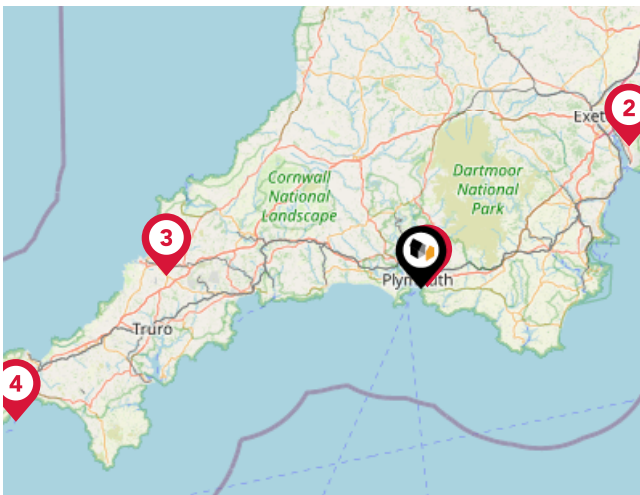
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.9 miles
2	St Budeaux Ferry Road Rail Station	2.79 miles
3	St Budeaux Victoria Road Rail Station	2.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.49 miles
2	M5 J30	35.61 miles
3	M5 J29	36.34 miles
4	M5 J28	44.79 miles

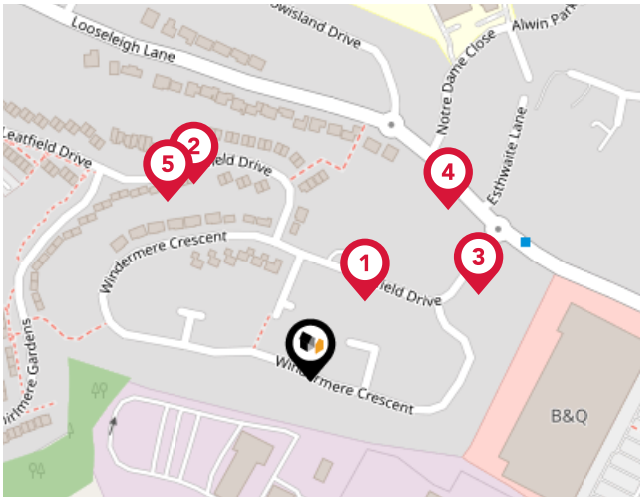


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	0.88 miles
2	Exeter International Airport	38.05 miles
3	Newquay St Mawgan Airport	38.66 miles
4	Penzance Airport	64.59 miles

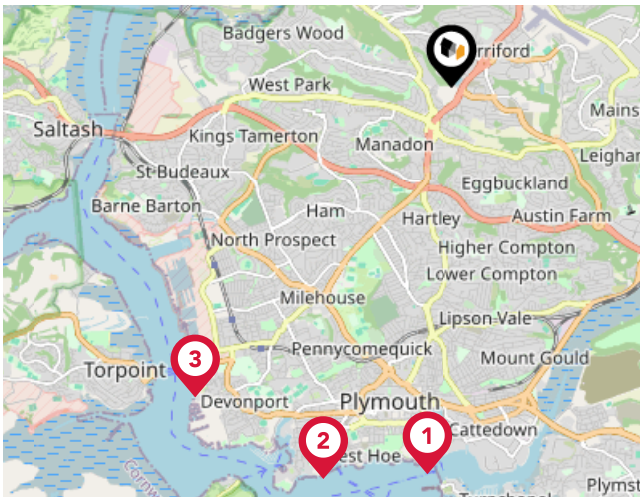
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coniston Gardens	0.06 miles
2	Drakes Close	0.14 miles
3	Leatfield Drive East	0.11 miles
4	Notre Dame Close	0.13 miles
5	Drakes Close	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.64 miles
2	Plymouth Ferry Terminal	3.89 miles
3	Devonport Ferry Terminal	3.79 miles

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