

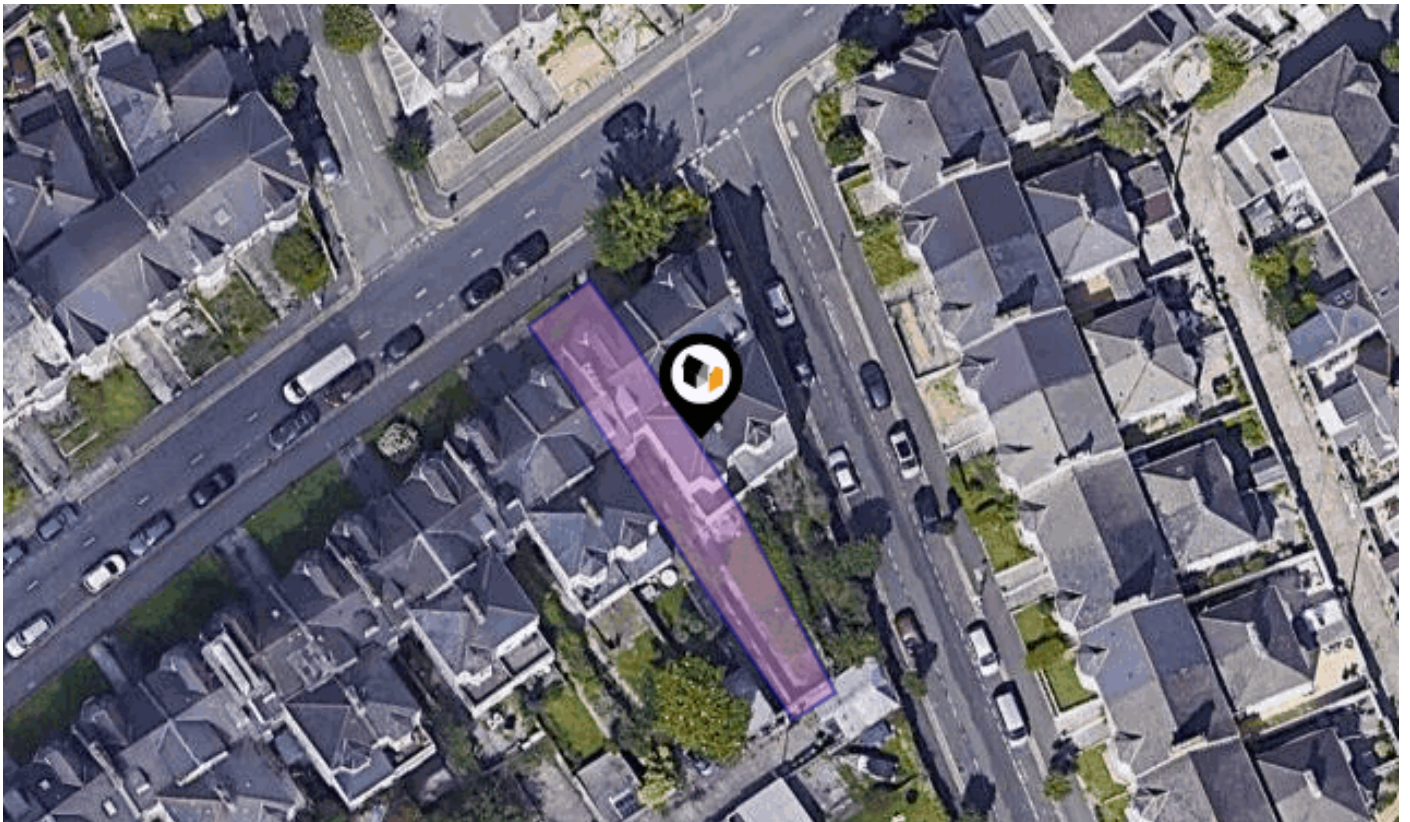


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th July 2024



38, LIPSON ROAD, PLYMOUTH, PL4 8PW

Lang Town & Country

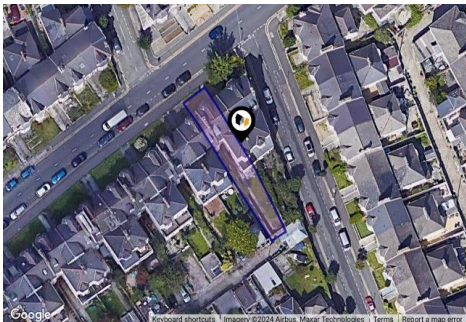
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Abi@langtownandcountry.com

www.langtownandcountry.com





Property




Type:	Terraced
Bedrooms:	8
Floor Area:	2,701 ft ² / 251 m ²
Plot Area:	0.06 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,215
Title Number:	DN363076
UPRN:	100040459863

Last Sold Date:	06/10/2020
Last Sold Price:	£320,000
Last Sold £/ft²:	£118
Tenure:	Freehold

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



38, Lipson Road, PL4 8PW

Energy rating

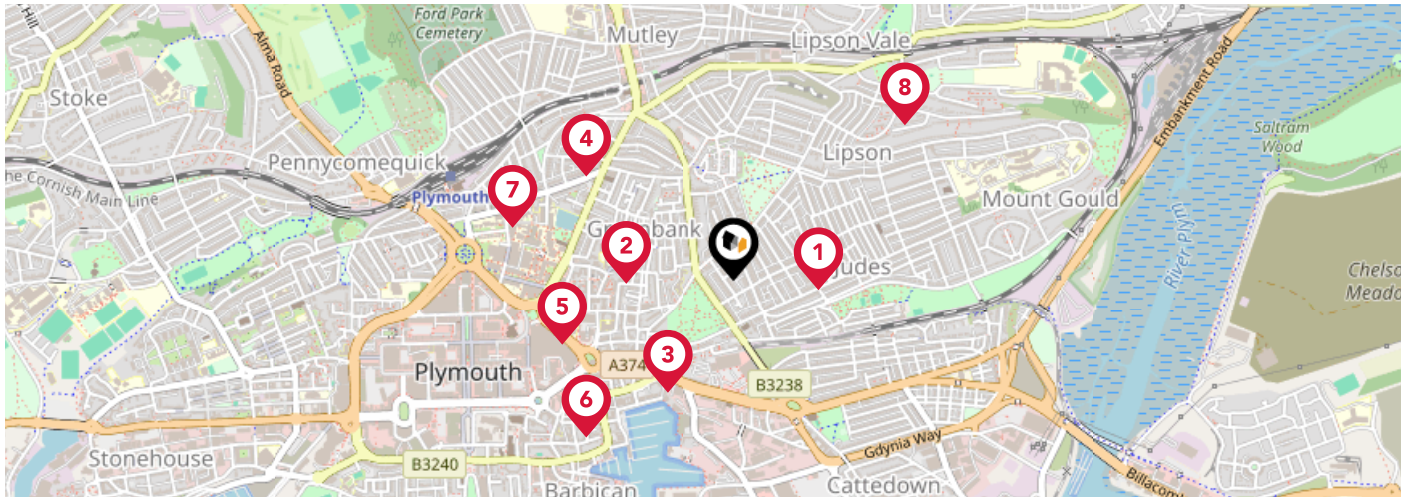
D

Valid until 21.08.2028

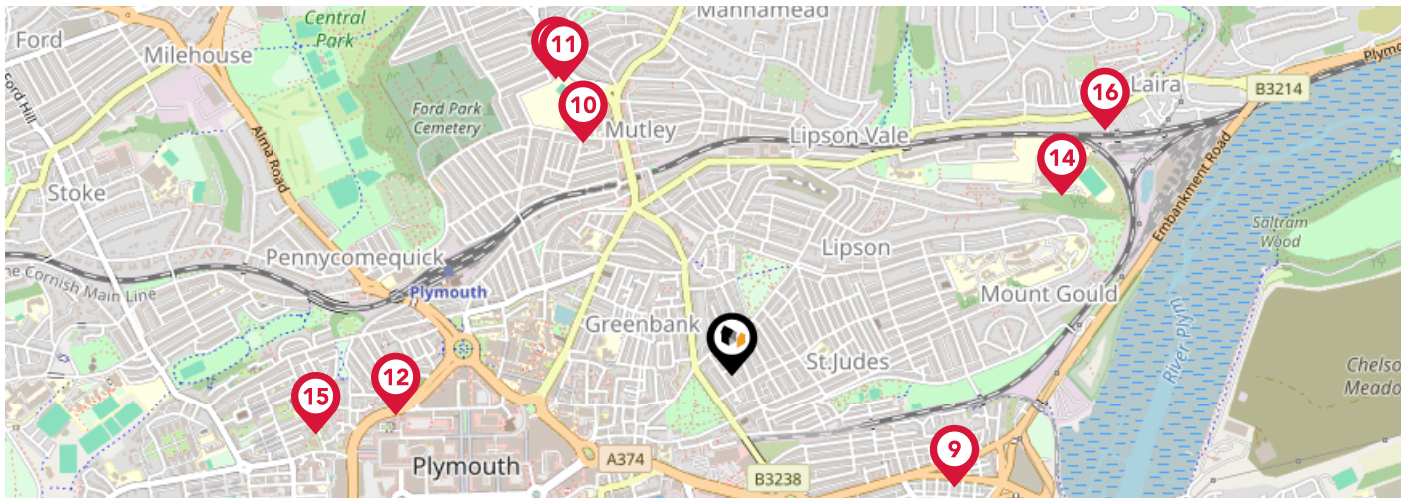
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
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:	2
Open Fireplace:	2
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 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 76% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	251 m ²



		Nursery	Primary	Secondary	College	Private
1	Salisbury Road Primary School Ofsted Rating: Requires Improvement Pupils: 486 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Street Primary School Ofsted Rating: Requires Improvement Pupils: 220 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Cross Catholic Primary School Ofsted Rating: Outstanding Pupils: 283 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plymouth High School for Girls Ofsted Rating: Good Pupils:0 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Plymouth College of Art Ofsted Rating: Good Pupils:0 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	ACE Schools Plymouth Ofsted Rating: Good Pupils: 220 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 50 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lipson Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth College Ofsted Rating: Not Rated Pupils: 640 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Infants' School Ofsted Rating: Inadequate Pupils: 265 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Junior School Ofsted Rating: Requires Improvement Pupils: 357 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1008 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cathedral School of St Mary Ofsted Rating: Good Pupils: 105 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laira Green Primary School Ofsted Rating: Requires Improvement Pupils: 271 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Lang Town & Country

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lang Town & Country

6 The Broadway Plymstock Plymouth PL9
7AU
01752 456000
Abi@langtownandcountry.com
www.langtownandcountry.com

