

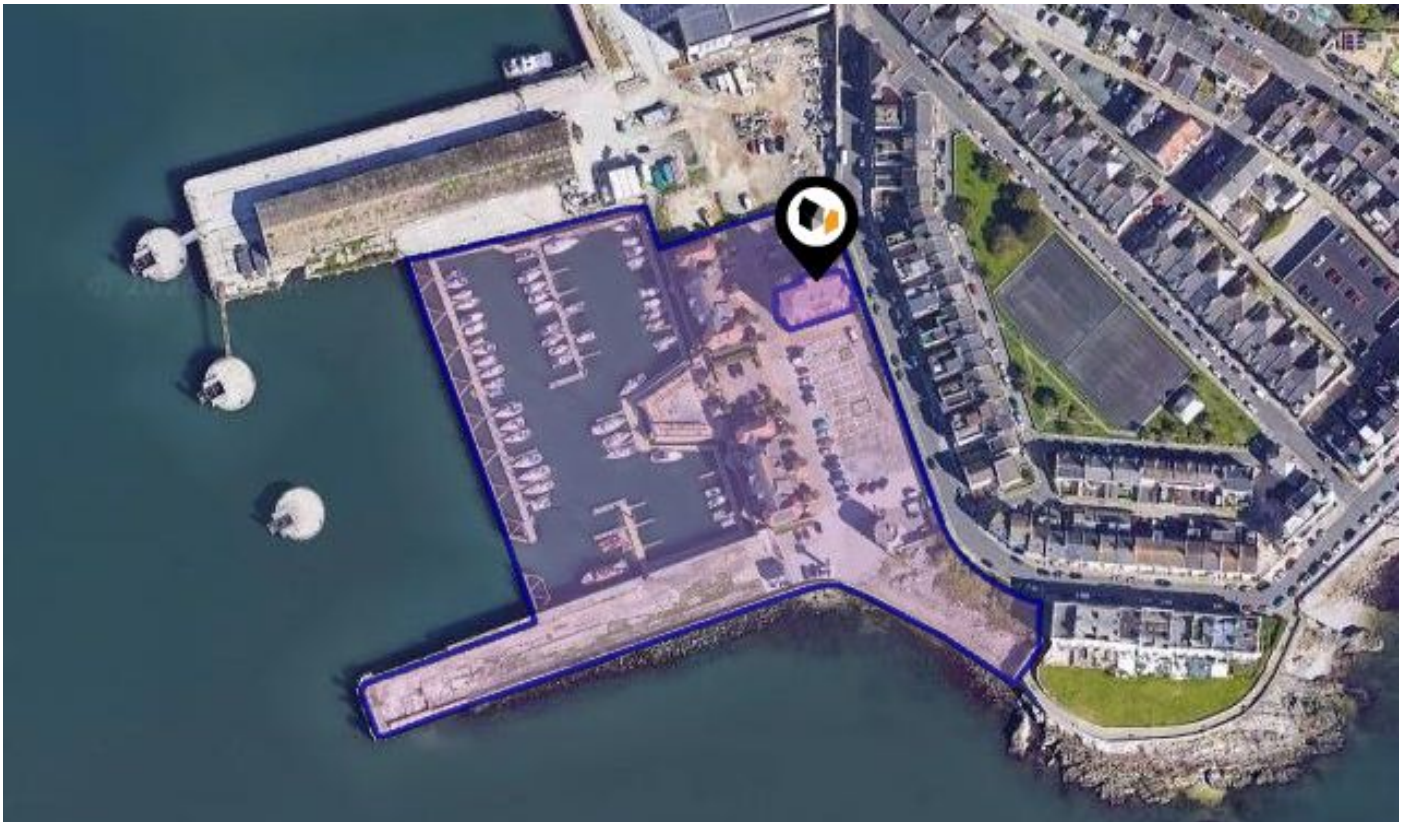


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



THE BRIDGE, CUSTOM HOUSE LANE, PLYMOUTH, PL1

Lang Town & Country

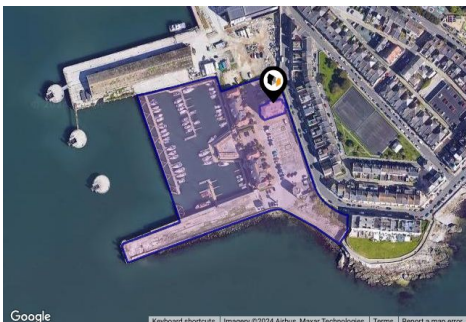
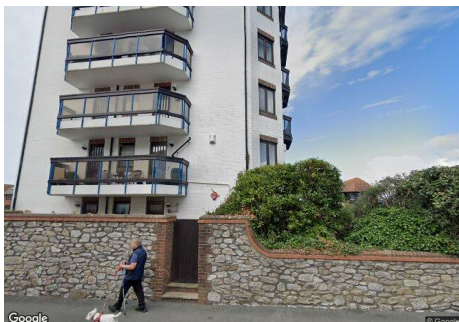
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	20/06/1993
Floor Area:	1,076 ft ² / 100 m ²	End Date:	18/03/2987
Plot Area:	5.85 acres	Lease Term:	999 years from 18 March 1988
Year Built :	1983-1990	Term Remaining:	963 years
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN284343		

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)

12 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Multiple Title Plans



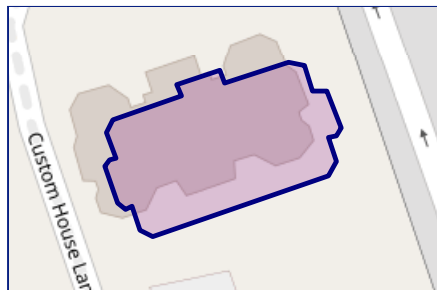
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



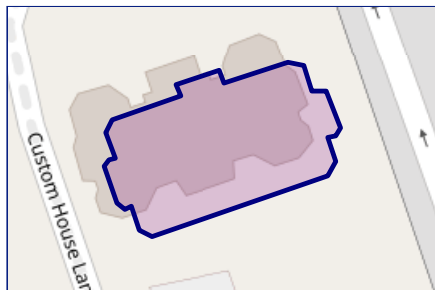
DN237391

Leasehold Title Plans



DN284343

Start Date: 28/03/1990
End Date: 18/03/2987
Lease Term: 999 years (less 10 days) from 18 March 1988
Term Remaining: 963 years



DN328657

Start Date: 24/05/1993
End Date: 18/03/2987
Lease Term: 999 years (less 12 days) from 18 March 1988
Term Remaining: 963 years



DN331179

Start Date: 20/06/1993
End Date: 18/03/2987
Lease Term: 999 years from 18 March 1988
Term Remaining: 963 years

THE BRIDGE, CUSTOM HOUSE LANE, PL1

Energy rating

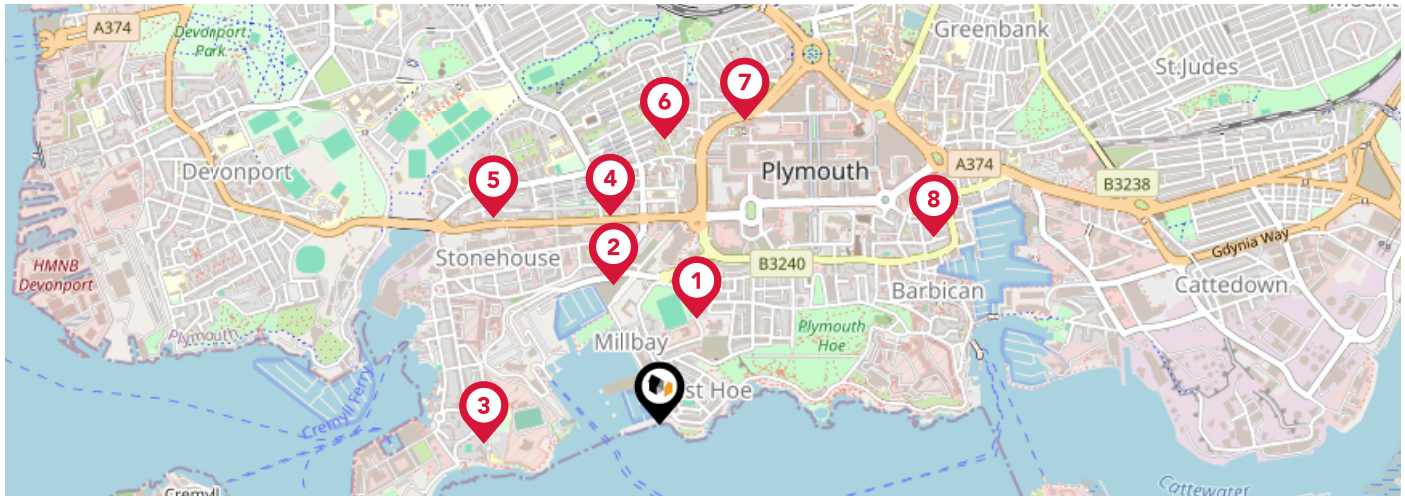
C

Valid until 23.07.2031

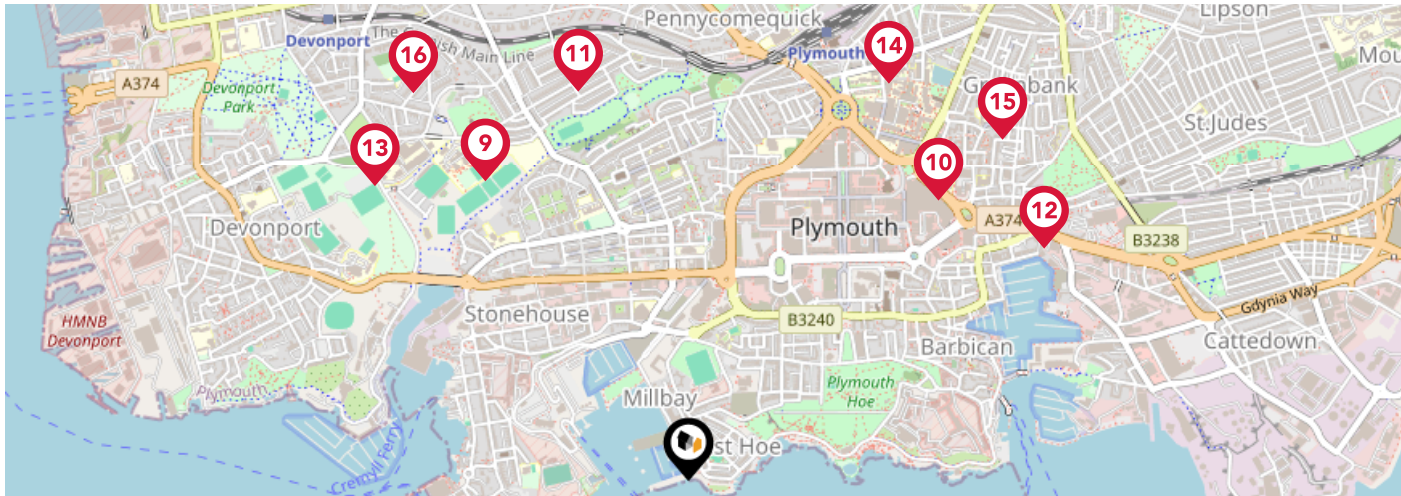
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	03
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	100 m ²



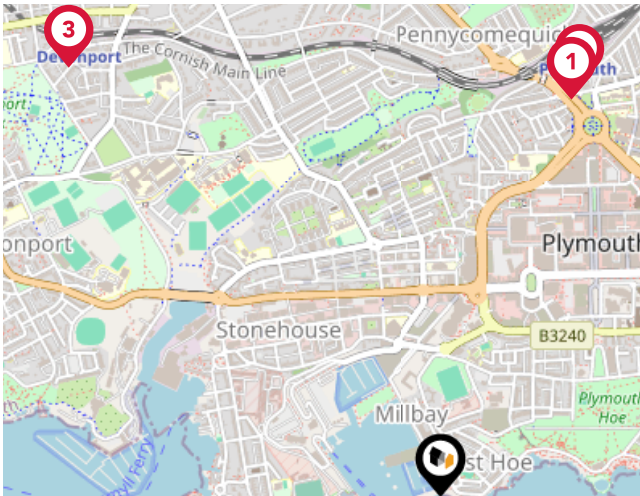
		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Outstanding Pupils: 202 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Millbay Academy Ofsted Rating: Inadequate Pupils: 1020 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 93 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Peter's CofE Primary School Ofsted Rating: Requires improvement Pupils: 183 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	High Street Primary Academy Ofsted Rating: Inadequate Pupils: 141 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Cathedral School of St Mary Ofsted Rating: Good Pupils: 105 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	ACE Schools Plymouth Ofsted Rating: Good Pupils: 220 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Devonport High School for Boys Ofsted Rating: Outstanding Pupils: 1229 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Plymouth College of Art Ofsted Rating: Good Pupils:0 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Stuart Road Primary School Ofsted Rating: Good Pupils: 199 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Holy Cross Catholic Primary School Ofsted Rating: Outstanding Pupils: 283 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 50 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Mount Street Primary School Ofsted Rating: Requires Improvement Pupils: 220 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Stoke Damerel Primary School Ofsted Rating: Good Pupils: 405 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

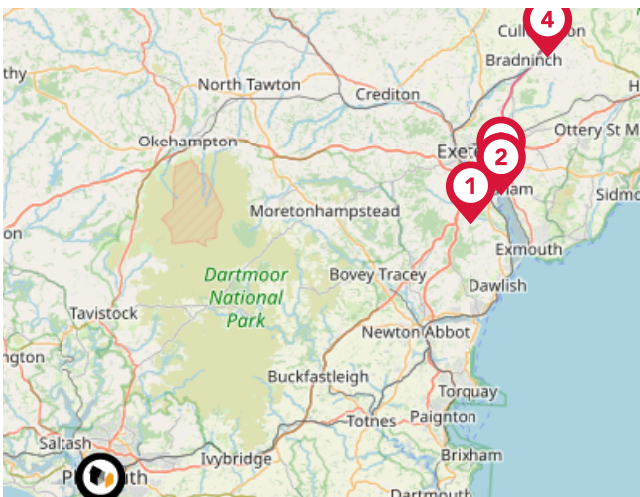
Area

Transport (National)



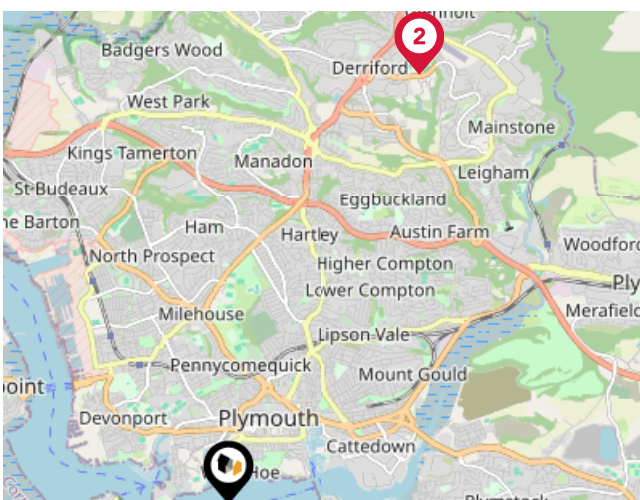
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.99 miles
2	Plymouth Rail Station	1.02 miles
3	Devonport Rail Station	1.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.49 miles
2	M5 J30	38.64 miles
3	M5 J29	39.42 miles
4	M5 J28	48.12 miles

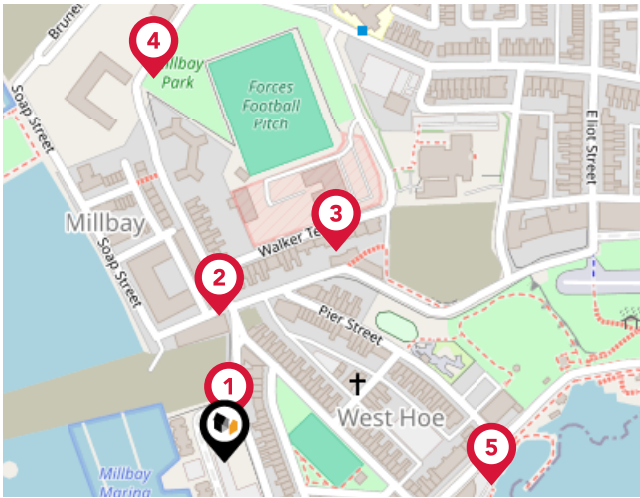


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.44 miles
2	Plymouth City Airport	4.44 miles
3	Newquay St Mawgan Airport	38.11 miles
4	Newquay St Mawgan Airport	38.11 miles

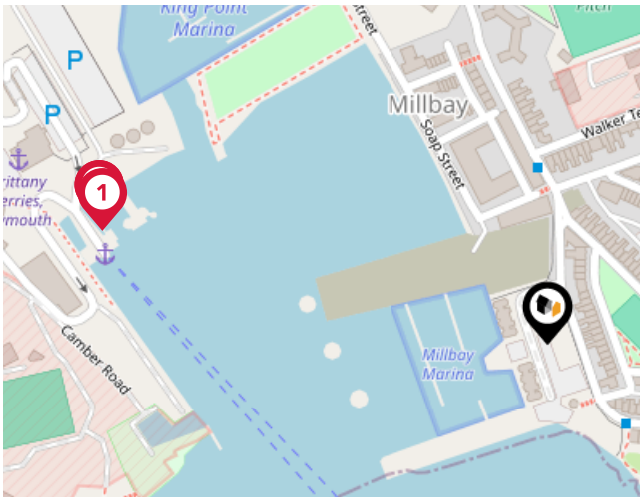
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rusty Anchor	0.02 miles
2	West Hoe Post Office	0.09 miles
3	Walker Terrace	0.14 miles
4	Telecom House	0.23 miles
5	West Hoe Park	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.27 miles
2	Plymouth Ferry Terminal	0.27 miles
3	Plymouth Ferry Terminal	0.27 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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.



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