

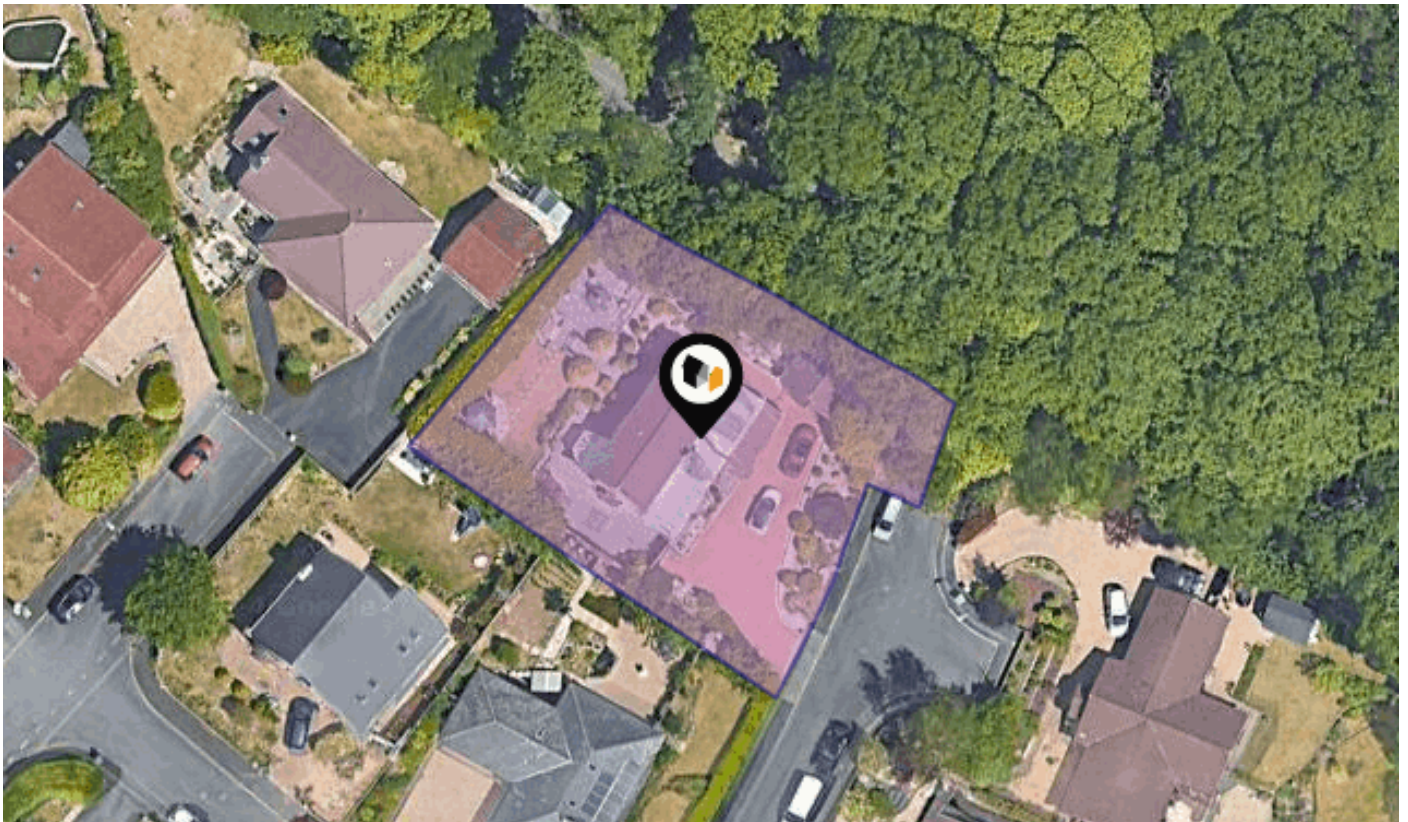


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24<sup>th</sup> July 2024



**3, HATSHILL CLOSE, PLYMOUTH, PL6 8NN**

## Lang Town & Country

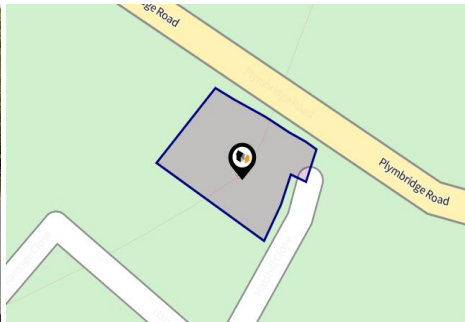
6 The Broadway Plymstock Plymouth PL9 7AU

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Abi@langtownandcountry.com

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## Property



<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	2,238 ft <sup>2</sup> / 208 m <sup>2</sup>
<b>Plot Area:</b>	0.26 acres
<b>Year Built :</b>	1976-1982
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,199
<b>Title Number:</b>	DN97932
<b>UPRN:</b>	100040447321

<b>Last Sold Date:</b>	17/06/2010
<b>Last Sold Price:</b>	£428,000
<b>Last Sold £/ft<sup>2</sup>:</b>	£215
<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	Low

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

<b>3</b> mb/s	<b>1000</b> mb/s
	

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



3 Hatshill Close PLYMOUTH PL6 8NN

Energy rating

**C**

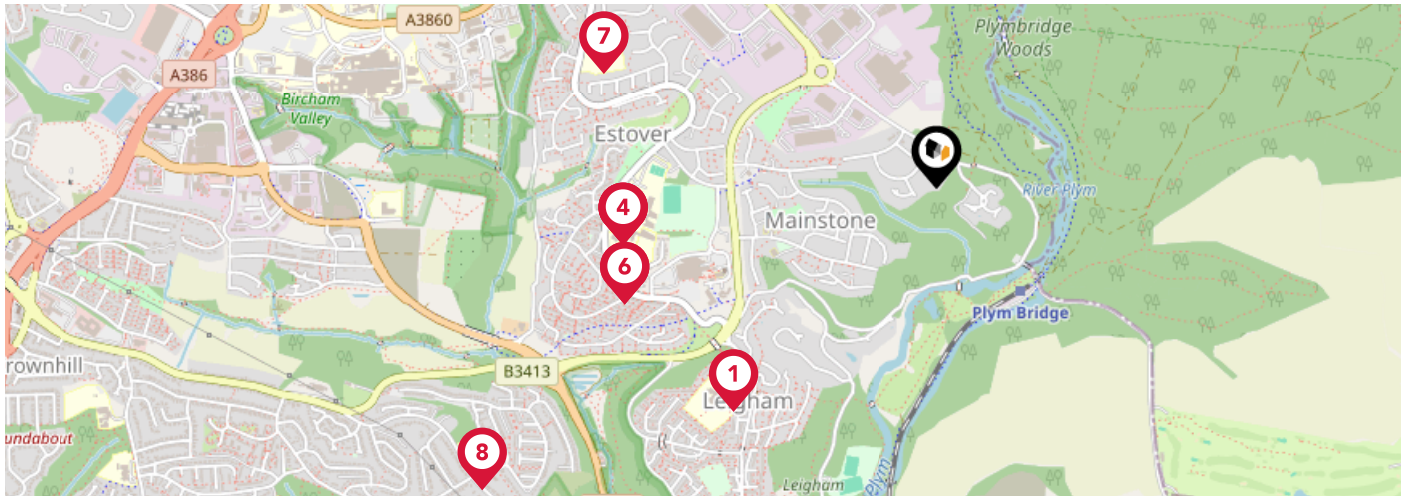
Valid until 13.06.2034

Certificate number  
9900-2045-0122-1396-3643

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

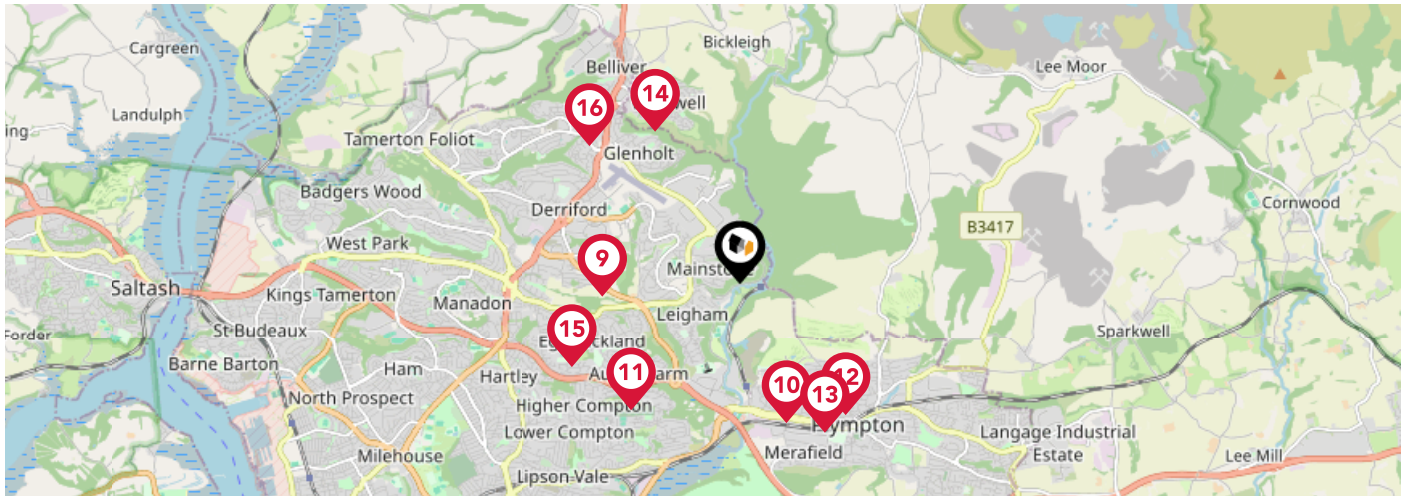
## Additional EPC Data









<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	208 m <sup>2</sup>



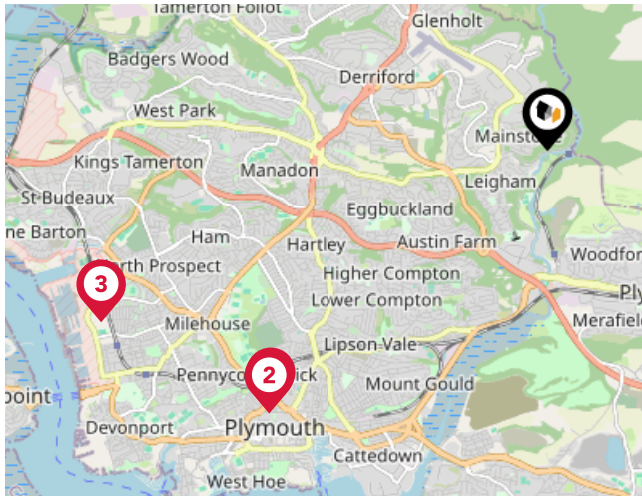
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Leigham Primary School</b> Ofsted Rating: Good   Pupils: 426   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Plym Bridge Nursery and Day Care</b> Ofsted Rating: Good   Pupils: 55   Distance:0.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Tor Bridge High</b> Ofsted Rating: Good   Pupils: 1251   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Cann Bridge School</b> Ofsted Rating: Good   Pupils: 91   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Tor Bridge Primary School</b> Ofsted Rating: Special Measures   Pupils: 170   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Tor Bridge Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Thornbury Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>St Edward's CofE Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





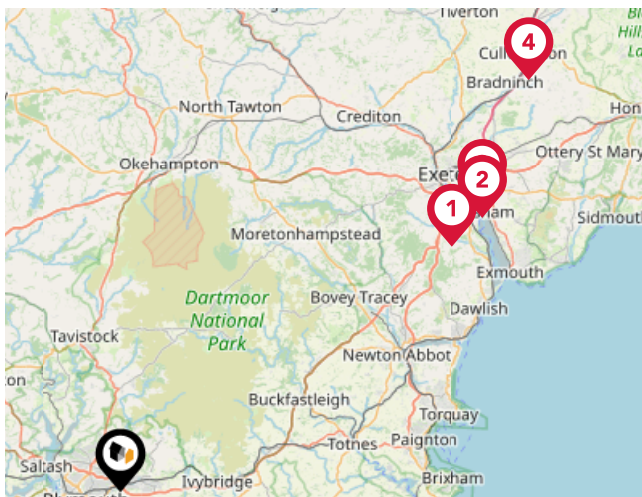
		Nursery	Primary	Secondary	College	Private
	<b>St Matthew's Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodford Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Austin Farm Academy</b> Ofsted Rating: Inadequate   Pupils: 172   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Boringdon Primary School</b> Ofsted Rating: Outstanding   Pupils: 419   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hele's School</b> Ofsted Rating: Good   Pupils: 1243   Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bickleigh Down Church of England Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eggbuckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Widewell Primary Academy</b> Ofsted Rating: Good   Pupils: 230   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



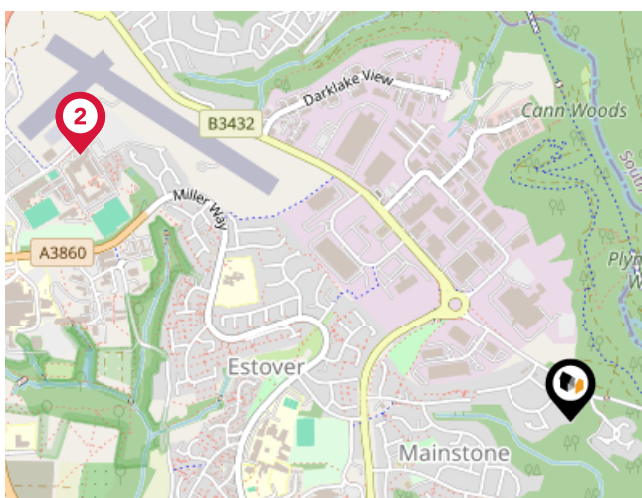
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.59 miles
2	Plymouth Rail Station	3.63 miles
3	Keyham Rail Station	4.52 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.07 miles
2	M5 J30	34.21 miles
3	M5 J29	34.97 miles
4	M5 J28	43.61 miles

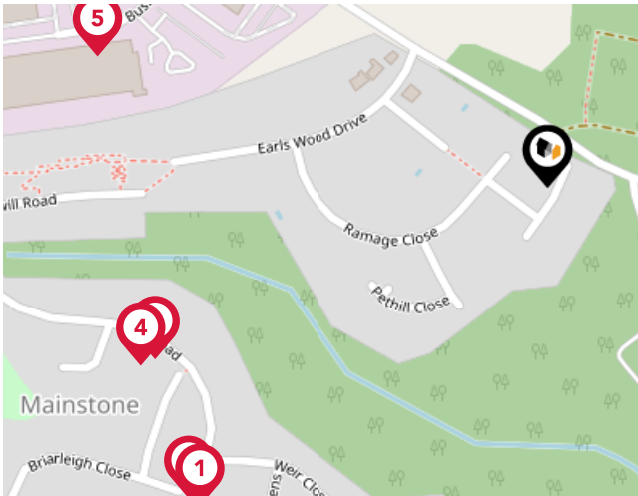


## Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	1.32 miles
2	Plymouth City Airport	1.32 miles
3	Exeter International Airport	36.64 miles
4	Exeter International Airport	36.64 miles

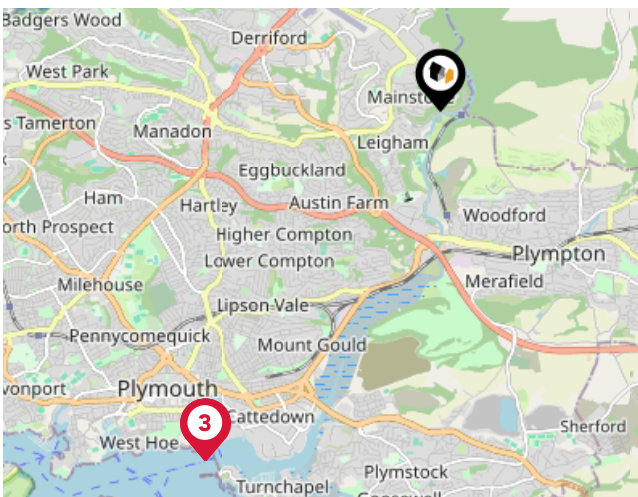
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Weir Close	0.28 miles
2	Towers Close	0.25 miles
3	Weir Close	0.28 miles
4	Towers Close	0.26 miles
5	Bush Park	0.28 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.97 miles
2	Plymouth (Barbican) Landing Stage	3.97 miles
3	Plymouth (Barbican) Landing Stage	3.97 miles



# Lang Town & Country

## Data Quality

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