

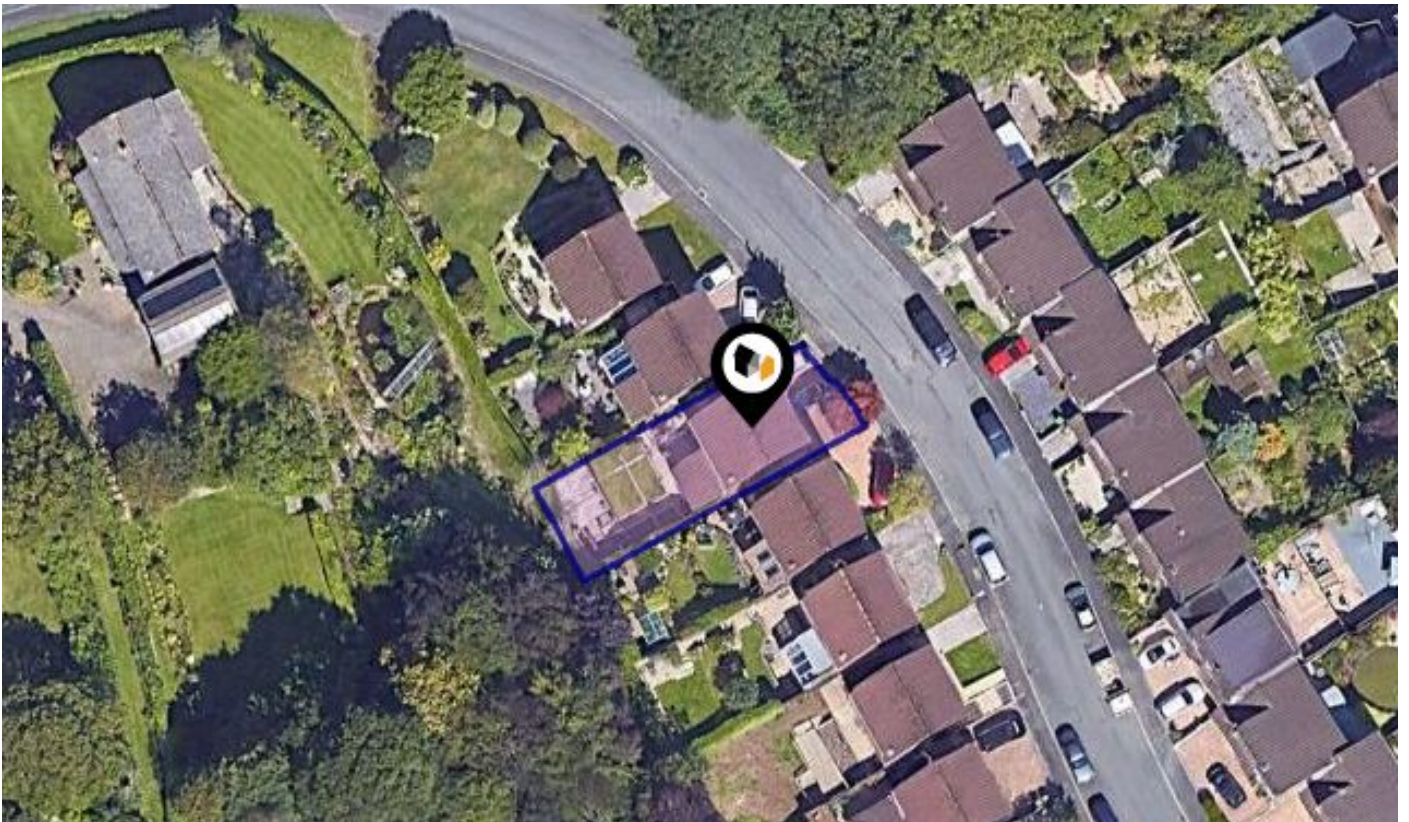


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st August 2024



42, LOCKINGTON AVENUE, PLYMOUTH, PL3 5QG

6 Mannamead Road Plymouth Devon PL4 7AA

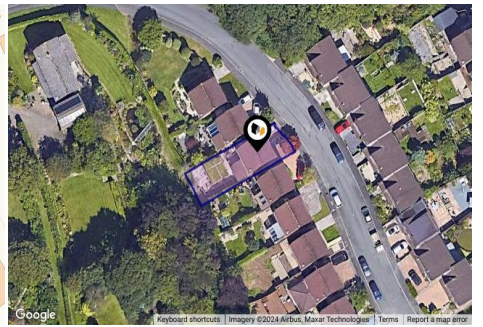
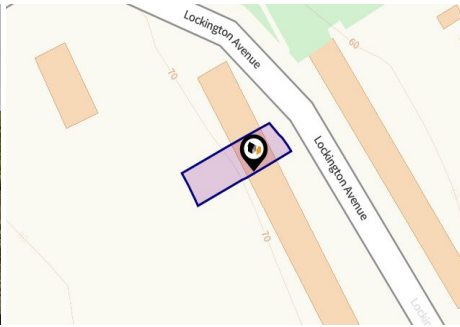
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,517 ft ² / 141 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,215
Title Number:	DN35508
UPRN:	100040460551

Last Sold Date:	12/12/2013
Last Sold Price:	£220,000
Last Sold £/ft²:	£150
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)

26 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

42 Lockington Avenue, PL3 5QG

Energy rating

C

Valid until 23.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

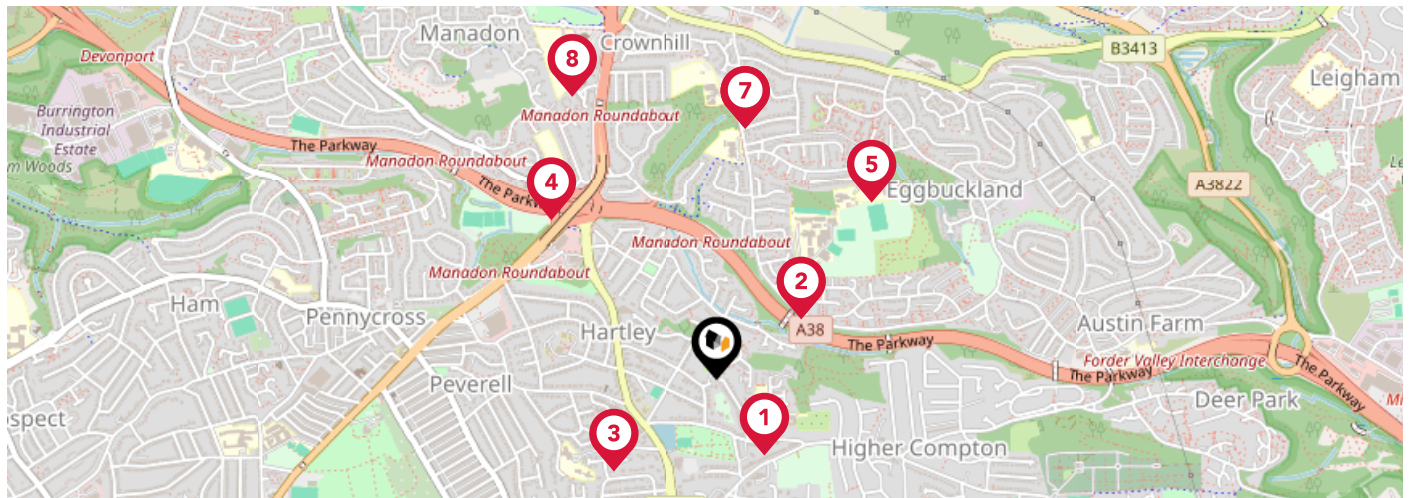
Property

EPC - Additional Data

Additional EPC Data

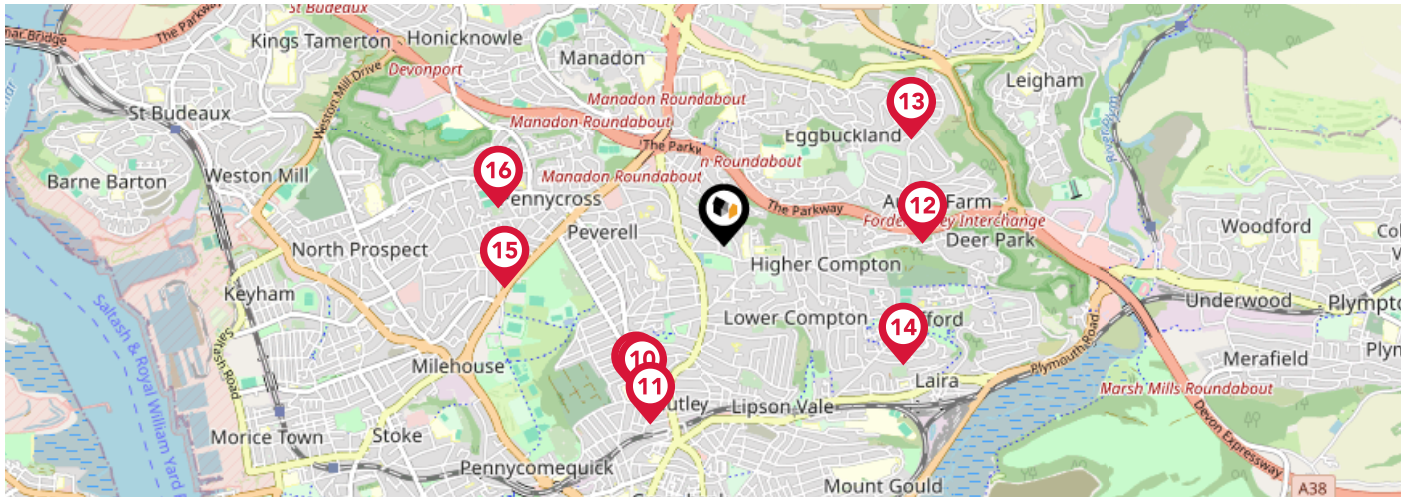
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	141 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

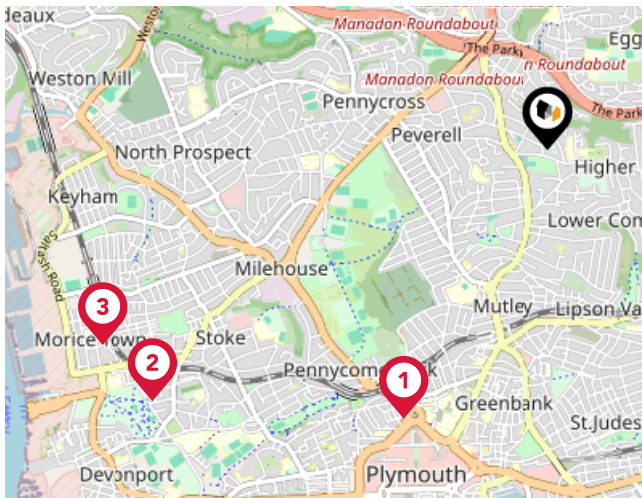
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 High View School Ofsted Rating: Outstanding Pupils: 356 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:1.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

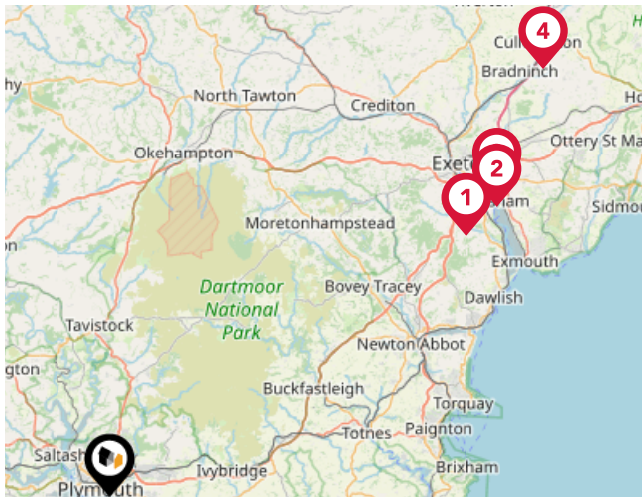
Area

Transport (National)



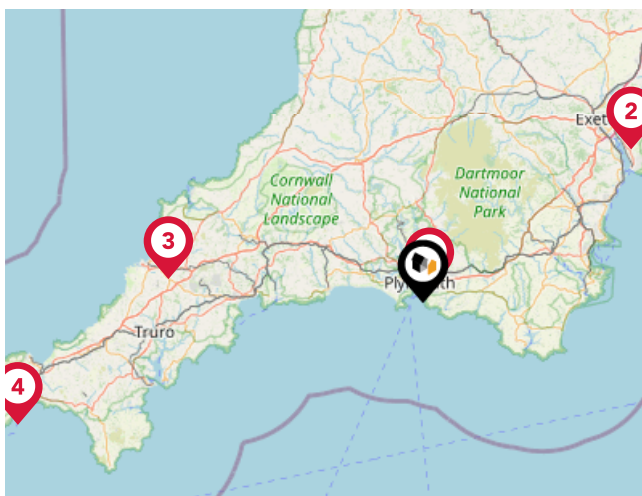
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.44 miles
2	Devonport Rail Station	2.22 miles
3	Dockyard (Plymouth) Rail Station	2.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.36 miles
2	M5 J30	36.5 miles
3	M5 J29	37.26 miles
4	M5 J28	45.85 miles

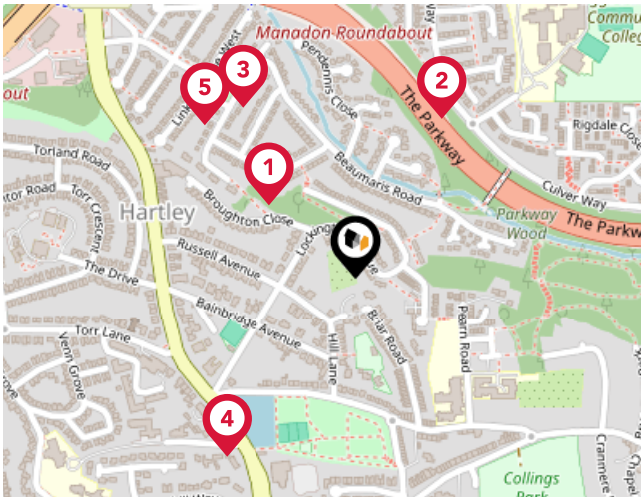


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	2.01 miles
2	Exeter International Airport	38.93 miles
3	Newquay St Mawgan Airport	38.82 miles
4	Penzance Airport	64.18 miles

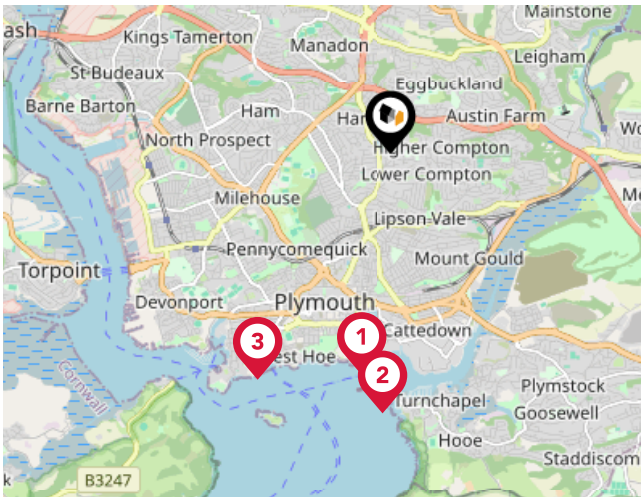
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Powderham Road	0.13 miles
2	Westcott Close	0.21 miles
3	Beaumaris Road	0.24 miles
4	Hartley Reservoir	0.26 miles
5	Kneele Gardens Shops	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.1 miles
2	Plymouth Mount Batten Ferry Landing	2.45 miles
3	Plymouth Ferry Terminal	2.48 miles

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.

6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

