

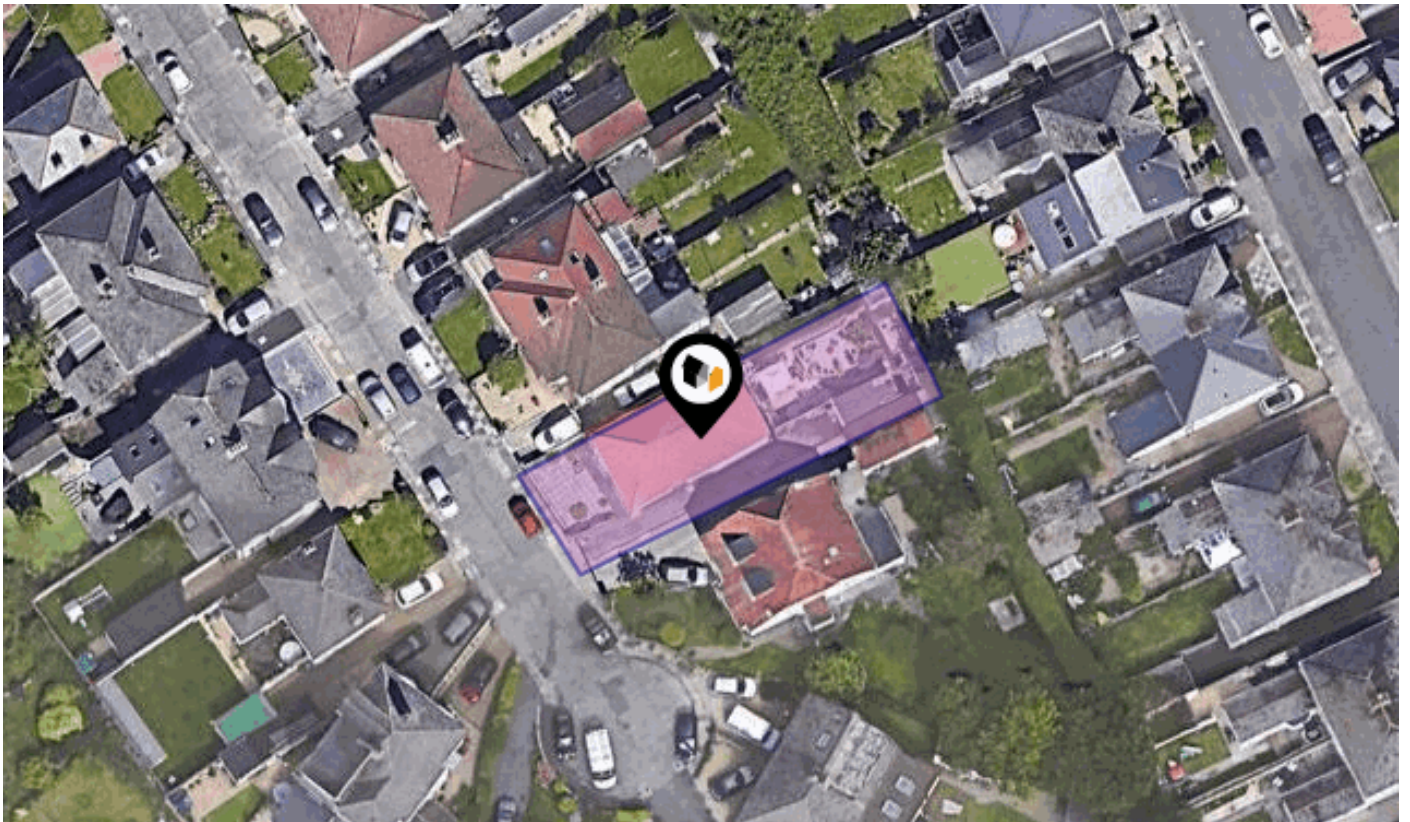


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th July 2024



17, CRESTHILL ROAD, PLYMOUTH, PL2 2RG

Lang Town & Country

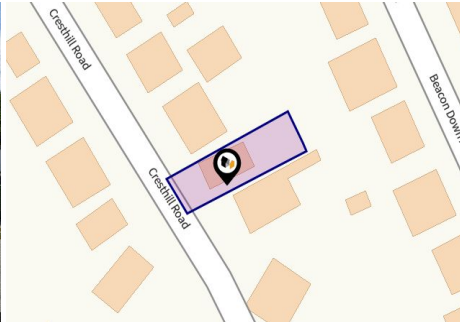
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Abi@langtownandcountry.com

www.langtownandcountry.com





Property

Type: Detached
Bedrooms: 3
Floor Area: 871 ft² / 81 m²
Plot Area: 0.09 acres
Year Built : 1930-1949
Council Tax : Band D
Annual Estimate: £2,215
Title Number: DN81031
UPRN: 100040428227


Last Sold Date: 31/08/2018
Last Sold Price: £245,000
Last Sold £/ft²: £281
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)

9 mb/s **60** mb/s **1000** mb/s
  

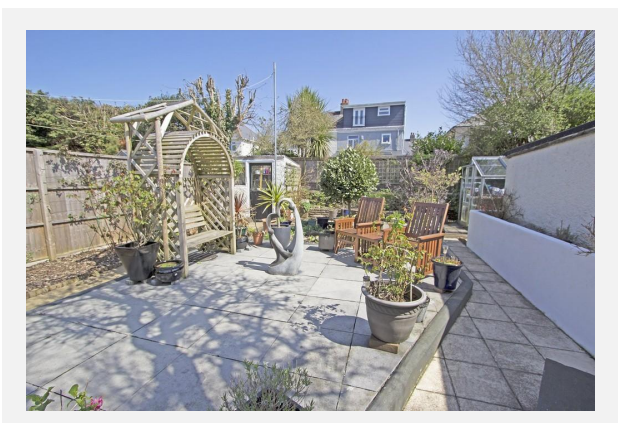
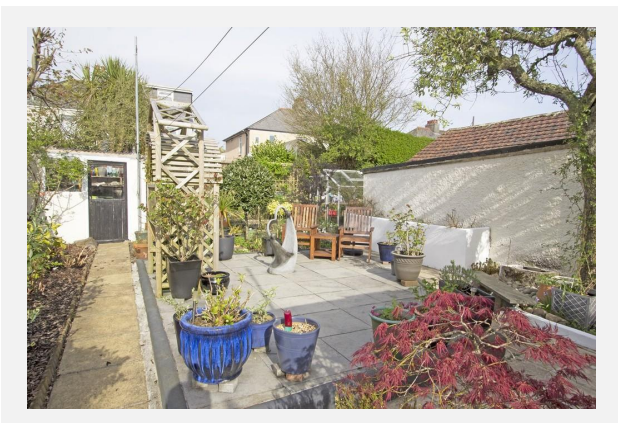
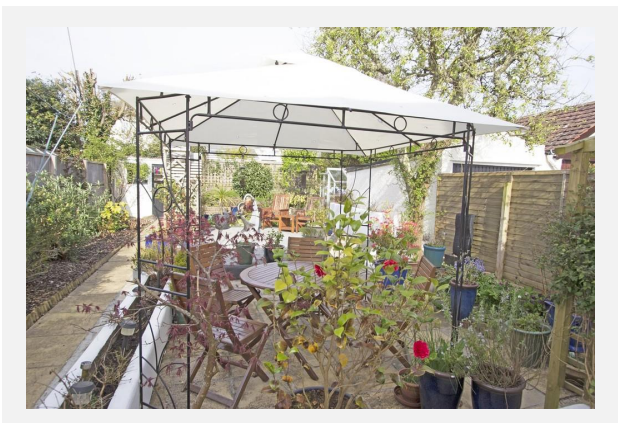
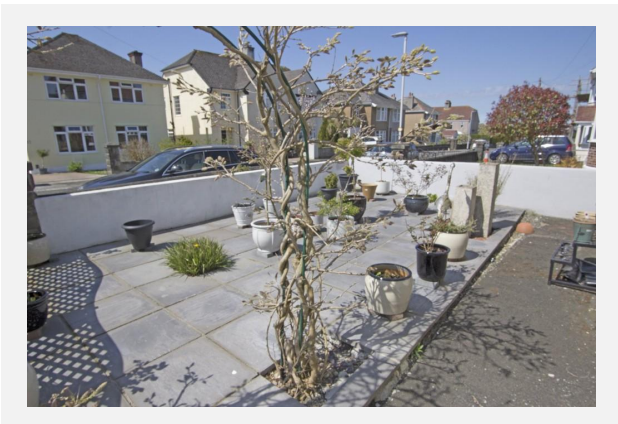
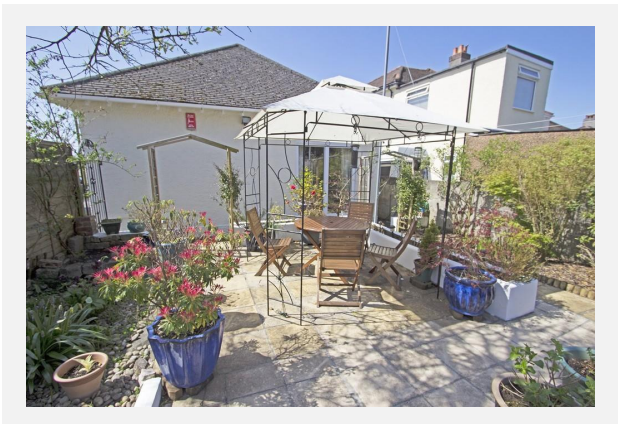
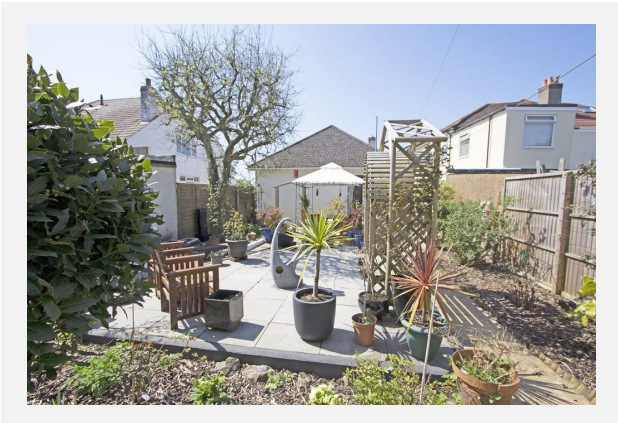
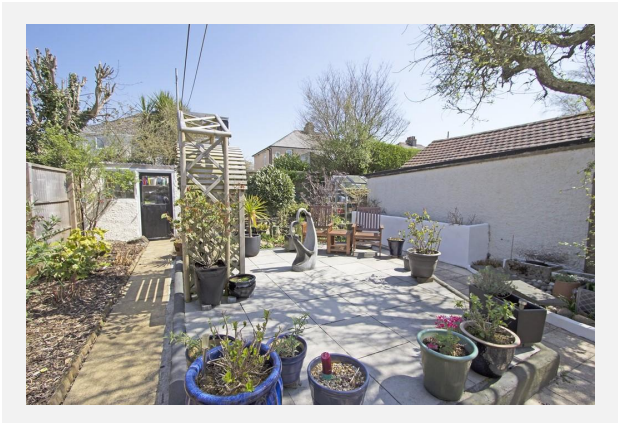
Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:





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TOTAL APPROX. FLOOR AREA 841 SQ.FT. (78.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustration purposes only and should be used as such.
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17, Cresthill Road, PL2 2RG

Energy rating

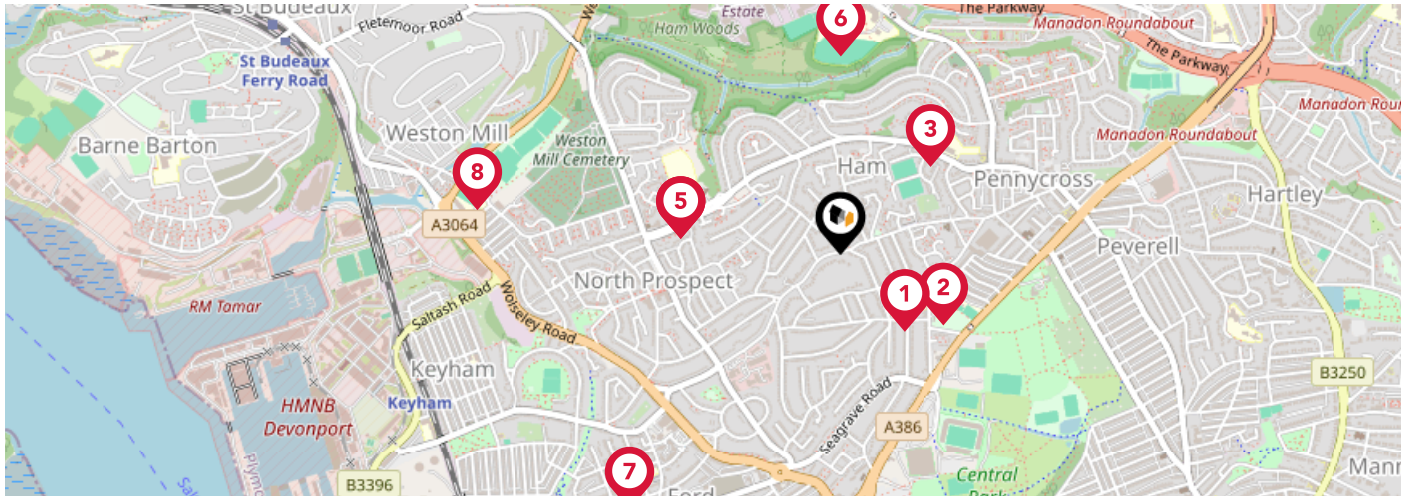
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Valid until 07.02.2028

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

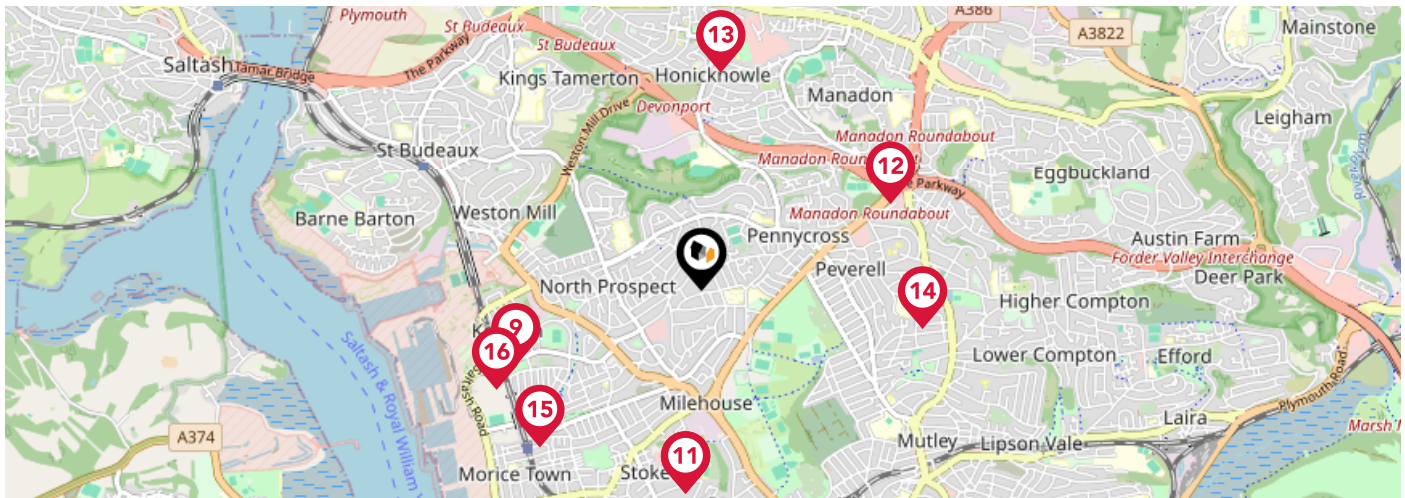
Additional EPC Data

Property Type:	Bungalow
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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 42% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	81 m ²



	Nursery	Primary	Secondary	College	Private
1 Montpelier Primary School Ofsted Rating: Good Pupils: 651 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Devonport High School for Girls Ofsted Rating: Good Pupils: 848 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Pennycross Primary School Ofsted Rating: Good Pupils: 377 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 68 Distance:0.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Mayflower Academy Ofsted Rating: Outstanding Pupils: 425 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 All Saints Church of England Academy Ofsted Rating: Requires Improvement Pupils: 581 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Ford Primary School Ofsted Rating: Requires Improvement Pupils: 206 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 335 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
9 Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 166 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 360 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Stoke Damarel Community College Ofsted Rating: Good Pupils: 1291 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Manadon Vale Primary School Ofsted Rating: Good Pupils: 419 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Shakespeare Primary School Ofsted Rating: Requires Improvement Pupils: 440 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 King's School Ofsted Rating: Not Rated Pupils: 259 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 College Road Primary School Ofsted Rating: Good Pupils: 202 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Drake Primary Academy Ofsted Rating: Good Pupils: 204 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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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