

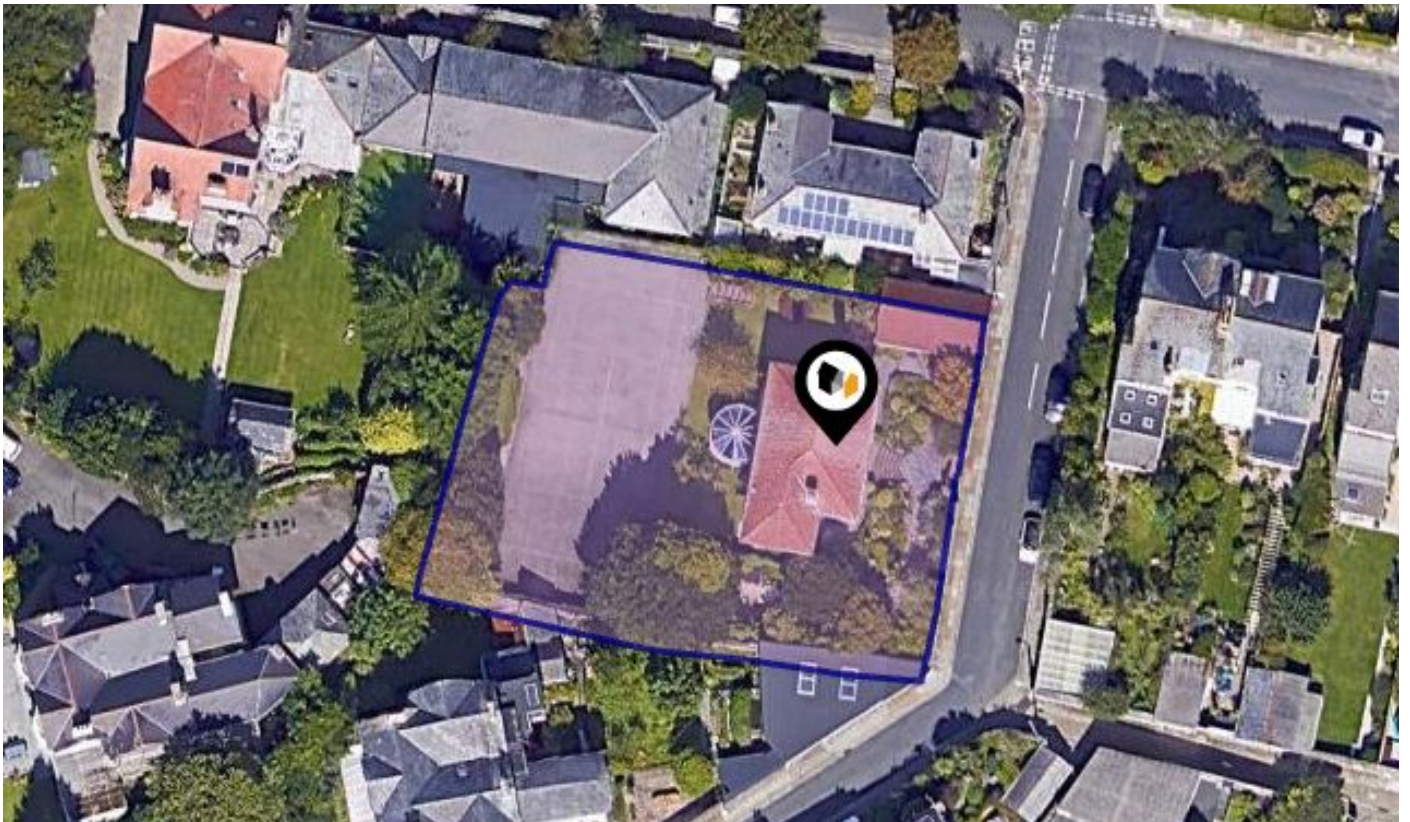


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21<sup>st</sup> August 2024



## THE GRANGE, DORMY AVENUE, PLYMOUTH, PL3 5BE

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



# Property Overview



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	2,012 ft <sup>2</sup> / 187 m <sup>2</sup>
<b>Plot Area:</b>	0.35 acres
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,199
<b>Title Number:</b>	DN102182
<b>UPRN:</b>	100041162380

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	MANNAMEAD
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>8</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

The Grange Dormy Avenue PLYMOUTH PL3 5BE

Energy rating

**D**

Valid until 18.07.2034

Certificate number  
5000-6114-0422-1493-3343

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

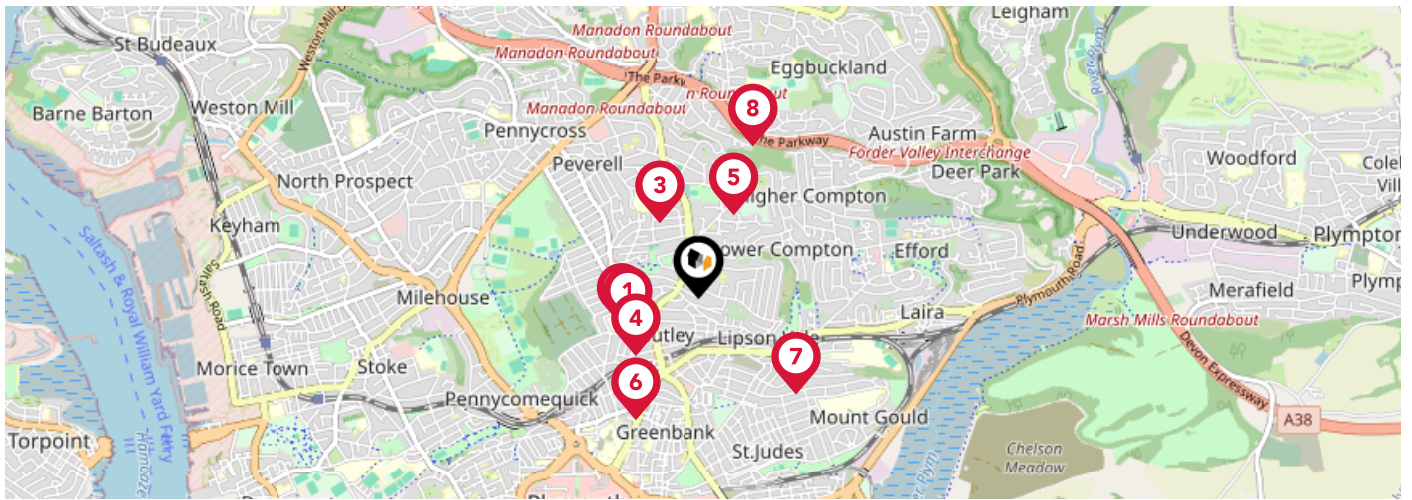
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### Additional EPC Data

<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 as built no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	187 m <sup>2</sup>

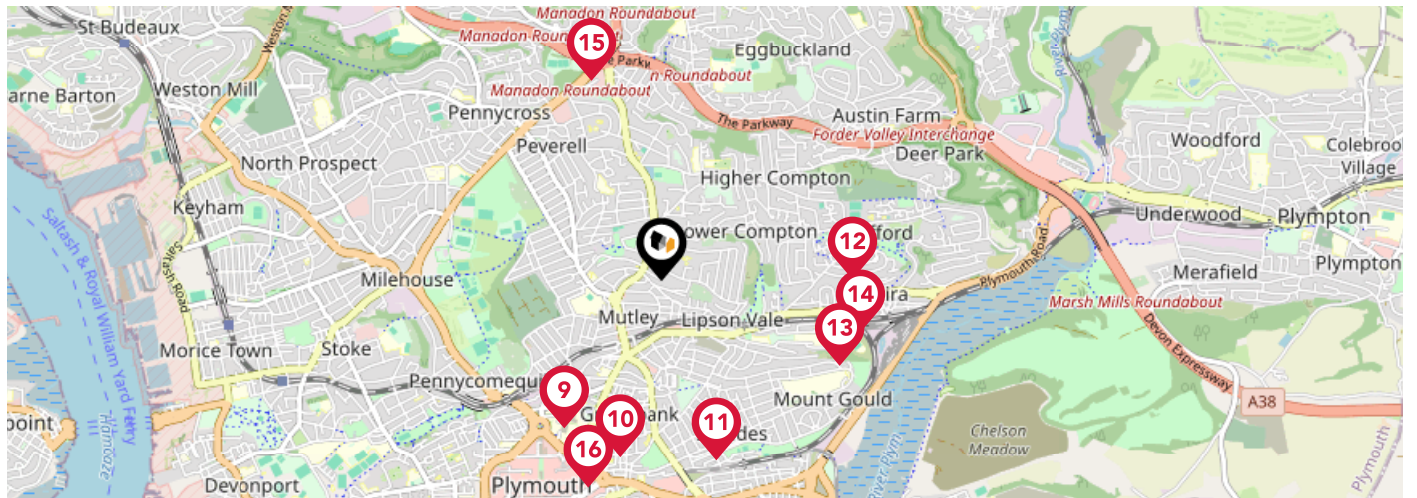










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hyde Park Infants' School</b> Ofsted Rating: Not Rated   Pupils: 243   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils: 816   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Eggbuckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

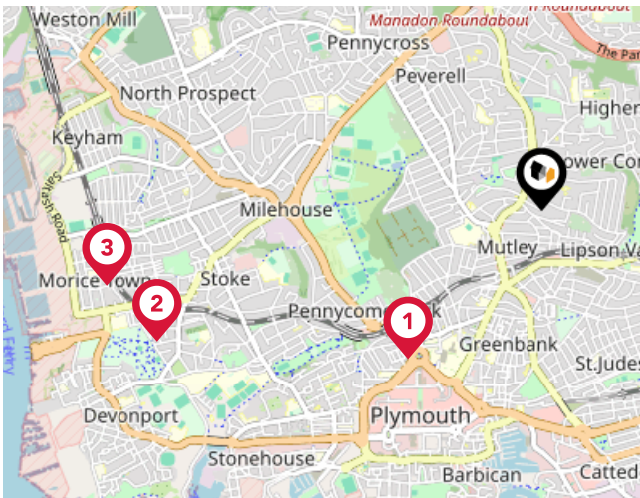
# Area Schools



		Nursery	Primary	Secondary	College	Private
 <b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.84		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.86		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.89		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>High View School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:0.9		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:0.93		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.97		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.01		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:1.04		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

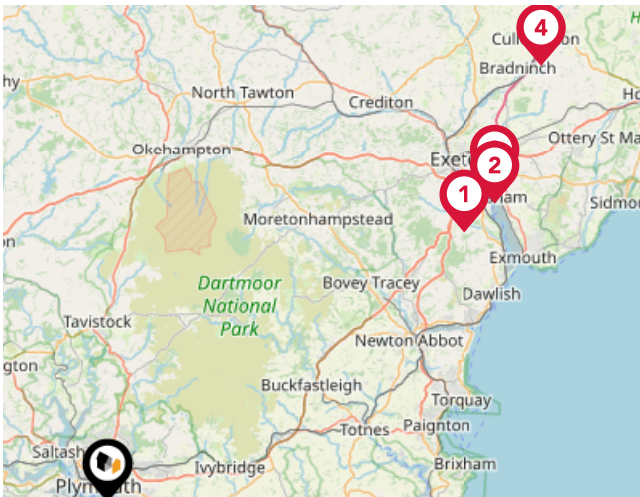
# Area

## Transport (National)



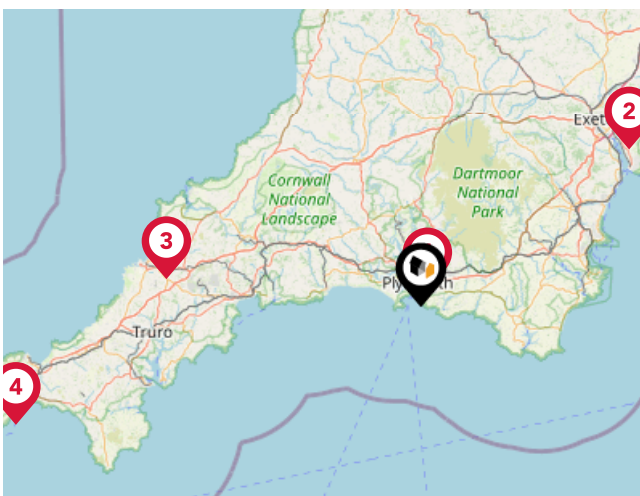
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.94 miles
2	Devonport Rail Station	1.92 miles
3	Dockyard (Plymouth) Rail Station	2.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.75 miles
2	M5 J30	36.89 miles
3	M5 J29	37.66 miles
4	M5 J28	46.29 miles



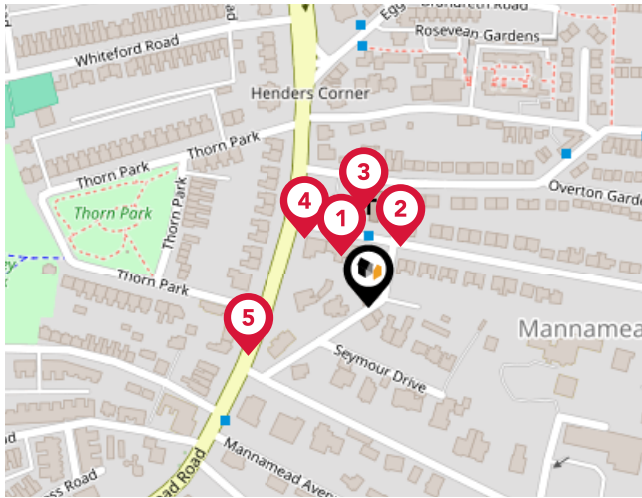
### Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	2.57 miles
2	Exeter International Airport	39.32 miles
3	Newquay St Mawgan Airport	38.82 miles
4	Penzance Airport	63.97 miles



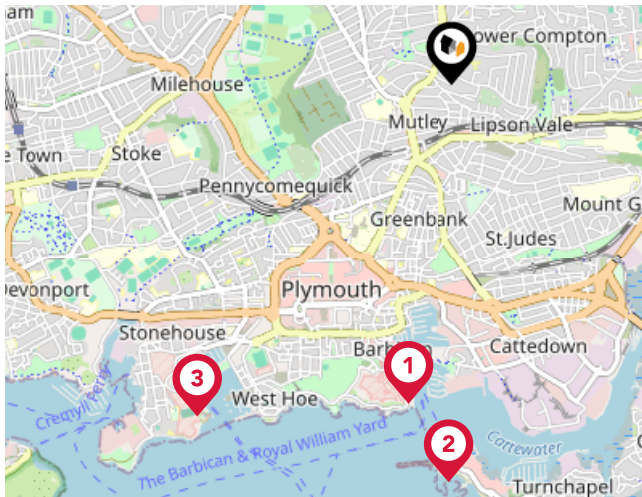
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Emmanuel Church South	0.03 miles
2	Dormy Avenue	0.04 miles
3	Compton Park Road	0.06 miles
4	Emmanuel Church	0.06 miles
5	Thorn Park	0.08 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.52 miles
2	Plymouth Mount Batten Ferry Landing	1.88 miles
3	Plymouth Ferry Terminal	1.97 miles



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