

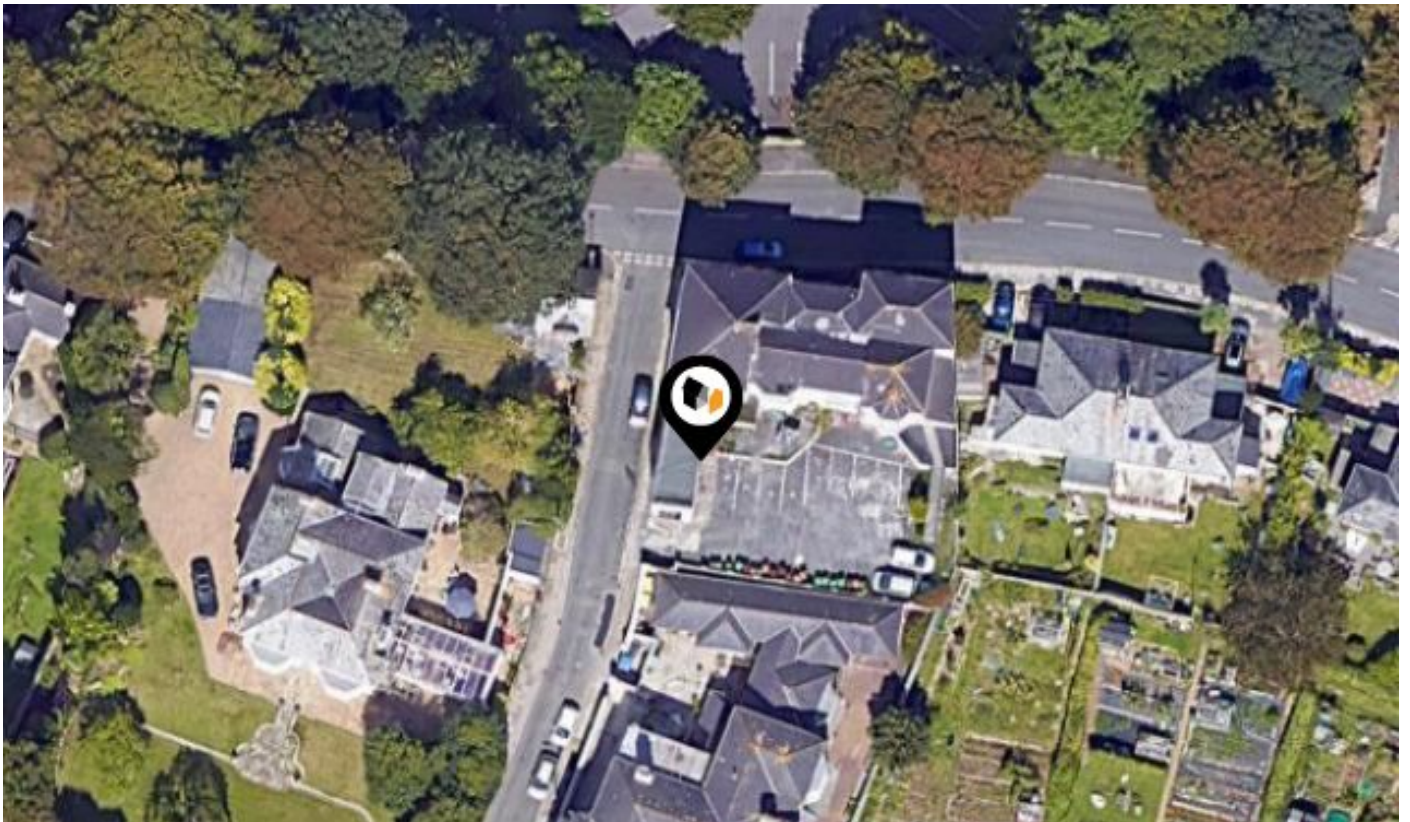


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st August 2024



DUNLEWEY COTTAGE, GLEN ROAD, MANNAMEAD, PLYMOUTH, PL3 5AP

6 Mannamead Road Plymouth Devon PL4 7AA

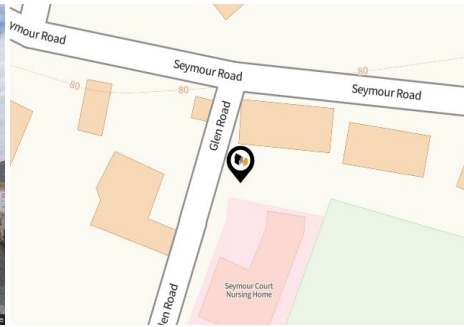
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	667 ft ² / 62 m ²
Year Built :	1999
UPRN:	10012059631

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	74 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

Dunlewey Cottage Glen Road Mannamead PLYMOUTH
PL3 5AP

Energy rating

D

Valid until 17.07.2034

Certificate number
7000-1084-0822-1493-3343

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

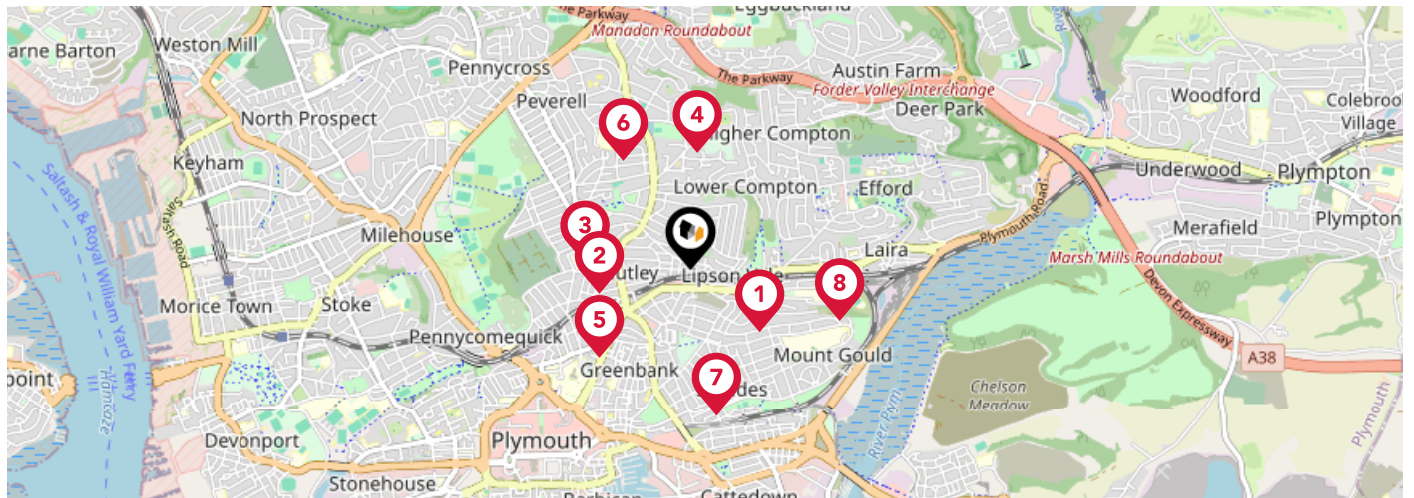
Property

EPC - Additional Data

Additional EPC Data

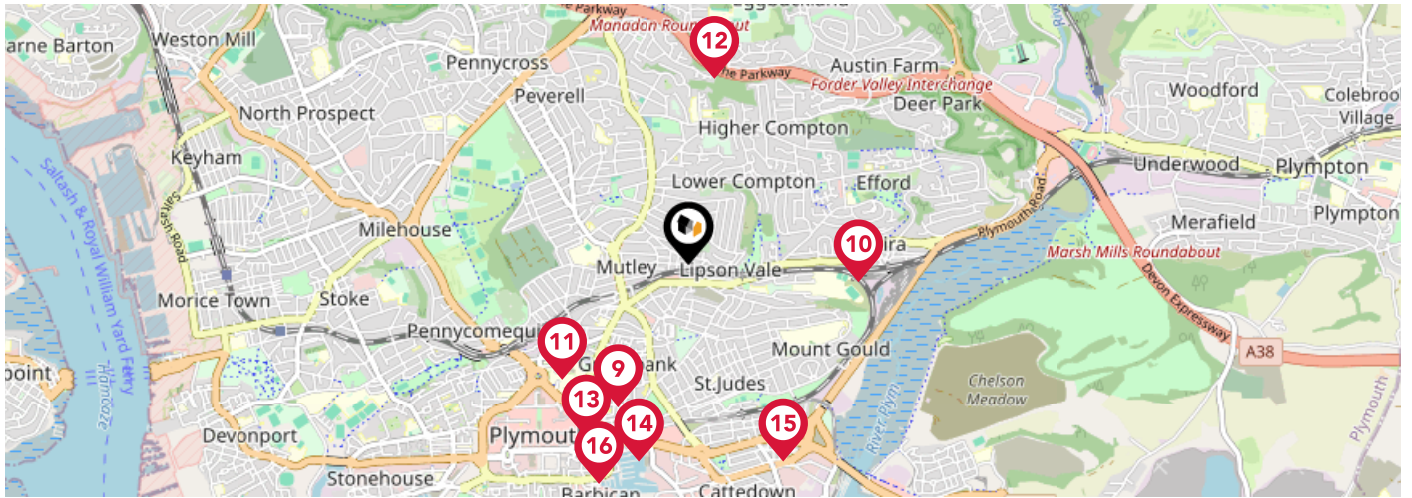
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built partial insulation (assumed)
Walls Energy:	Average
Roof:	Flat limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators mains gas
Main Heating 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:	Suspended no insulation (assumed)
Total Floor Area:	62 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Lipson Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Plymouth College Ofsted Rating: Not Rated Pupils: 640 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hyde Park Junior School Ofsted Rating: Good Pupils: 357 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Compton CofE Primary School Ofsted Rating: Good Pupils: 441 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Plymouth High School for Girls Ofsted Rating: Good Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King's School Ofsted Rating: Not Rated Pupils: 259 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Salisbury Road Primary School Ofsted Rating: Good Pupils: 486 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1008 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

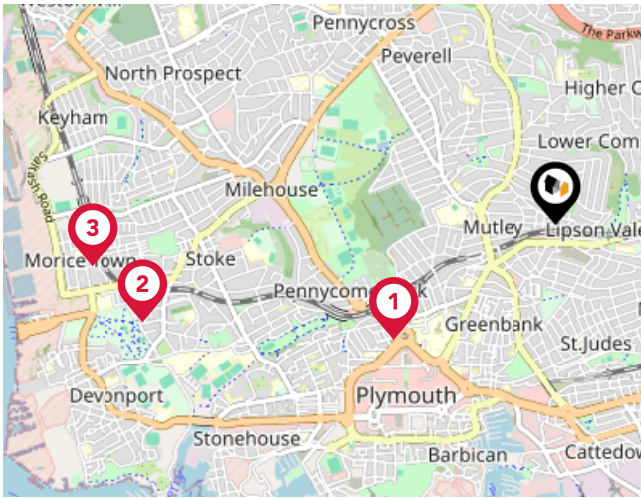
Area Schools



		Nursery	Primary	Secondary	College	Private
	Mount Street Primary School Ofsted Rating: Good Pupils: 220 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laira Green Primary School Ofsted Rating: Good Pupils: 271 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 50 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 988 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth College of Art Ofsted Rating: Good Pupils:0 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 283 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ACE Schools Plymouth Ofsted Rating: Good Pupils: 220 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

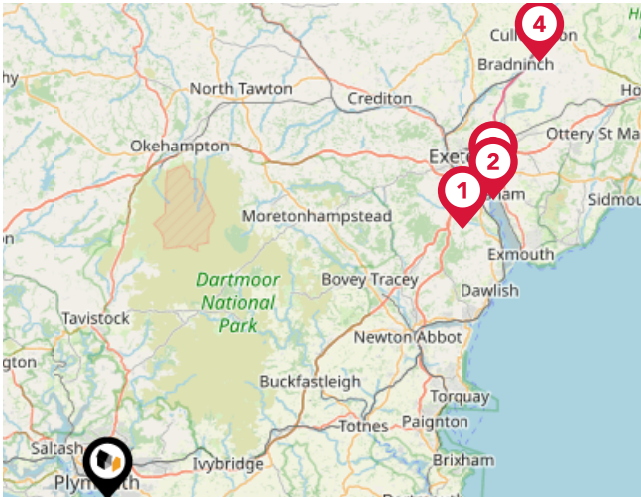
Area

Transport (National)



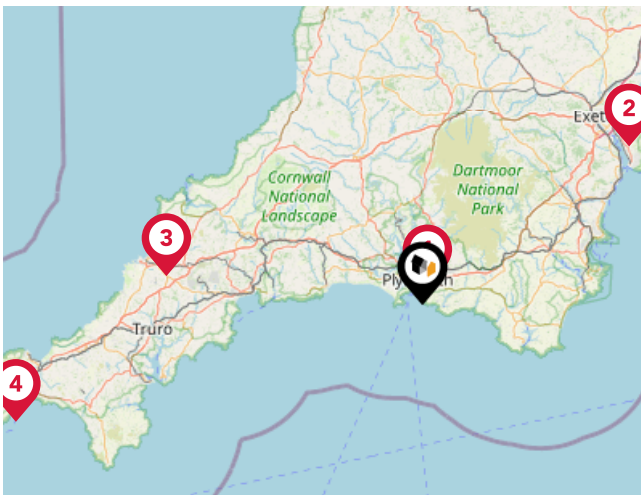
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.94 miles
2	Devonport Rail Station	2.01 miles
3	Dockyard (Plymouth) Rail Station	2.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.74 miles
2	M5 J30	36.88 miles
3	M5 J29	37.65 miles
4	M5 J28	46.31 miles

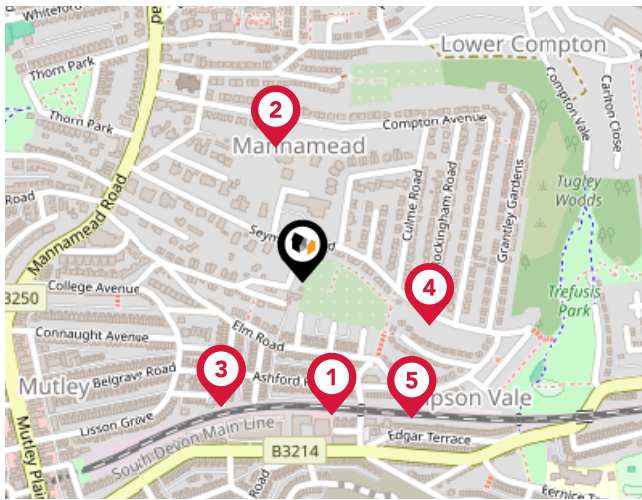


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	2.67 miles
2	Exeter International Airport	39.31 miles
3	Newquay St Mawgan Airport	38.97 miles
4	Penzance Airport	64.05 miles

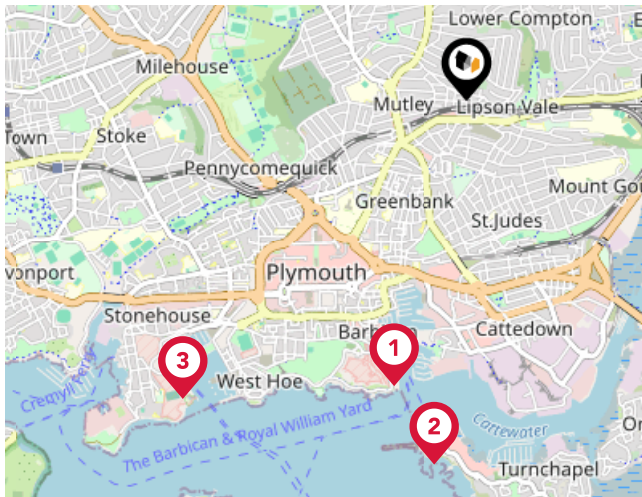
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashford Road	0.16 miles
2	Compton Avenue	0.16 miles
3	Penlee Place West	0.18 miles
4	Rockingham Road Bottom	0.16 miles
5	Elm Crescent	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.39 miles
2	Plymouth Mount Batten Ferry Landing	1.73 miles
3	Plymouth Ferry Terminal	1.94 miles

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