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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01<sup>st</sup> August 2024



## DURNFORD STREET, PLYMOUTH, PL1

### Lang Town & Country

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## Property

<b>Type:</b>	Property Shell	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,873 ft <sup>2</sup> / 267 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,215		
<b>Title Number:</b>	DN335271		

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	Stonehouse Peninsula
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

<b>5</b> mb/s	<b>1000</b> mb/s
	

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



### Satellite/Fibre TV Availability:



Energy rating

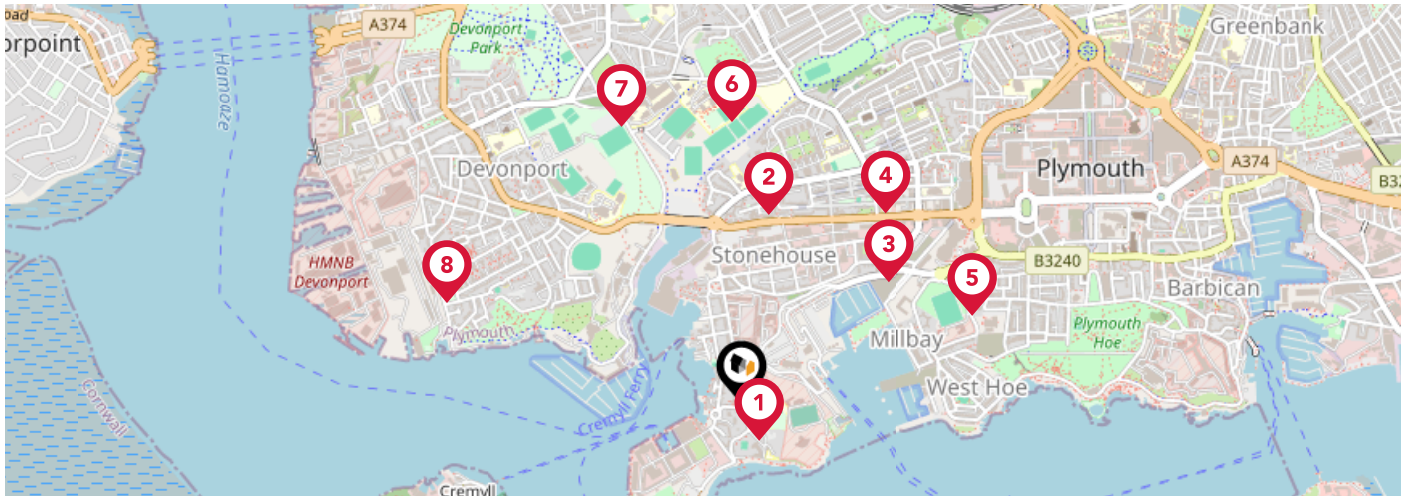
D

Valid until 11.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

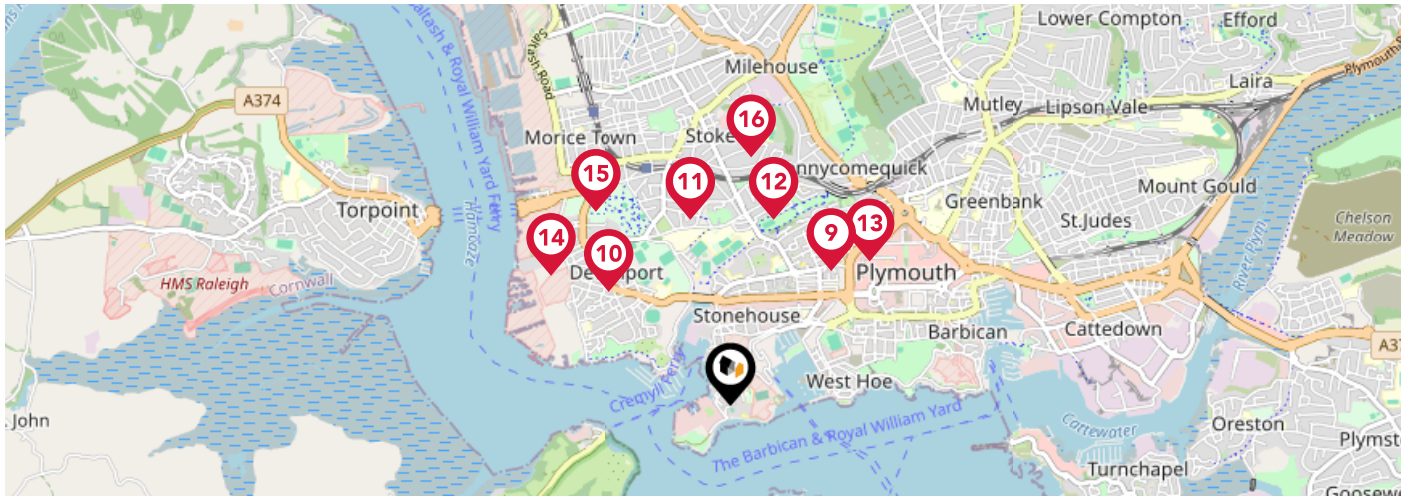
## Additional EPC Data









<b>Property Type:</b>	Mid-terrace 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>	Sandstone or limestone as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Roof room(s) ceiling insulated
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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 insulated
<b>Total Floor Area:</b>	267 m <sup>2</sup>



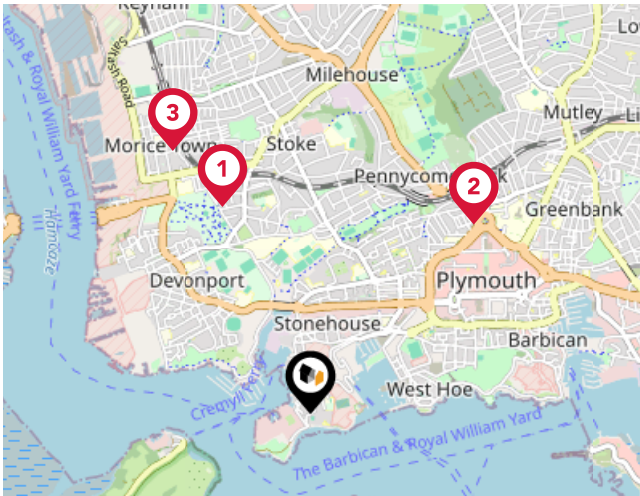
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 93   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>High Street Primary Academy</b> Ofsted Rating: Inadequate   Pupils: 141   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Millbay Academy</b> Ofsted Rating: Inadequate   Pupils: 1020   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 183   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Outstanding   Pupils: 202   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Outstanding   Pupils: 1229   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mount Wise Community Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





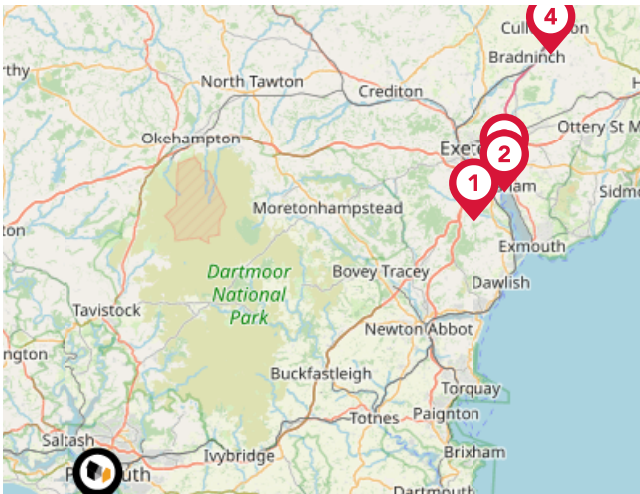
		Nursery	Primary	Secondary	College	Private
	<b>The Cathedral School of St Mary</b> Ofsted Rating: Good   Pupils: 105   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoke Damerel Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stuart Road Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 368   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Marlborough Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 122   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>UTC Plymouth</b> Ofsted Rating: Inadequate   Pupils: 147   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 360   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



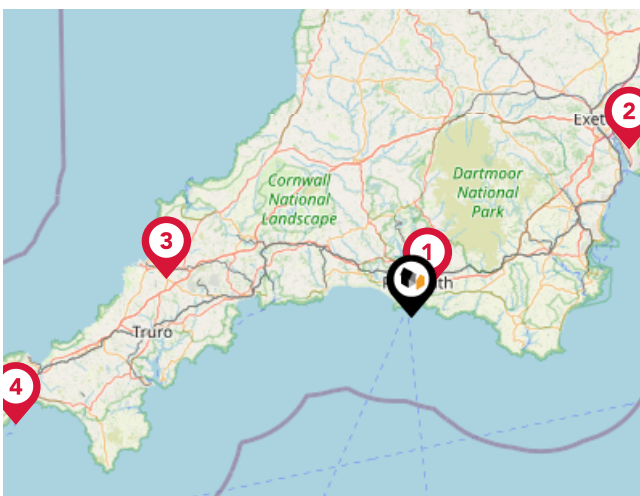
## National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.06 miles
2	Plymouth Rail Station	1.18 miles
3	Dockyard (Plymouth) Rail Station	1.4 miles



## Trunk Roads/Motorways

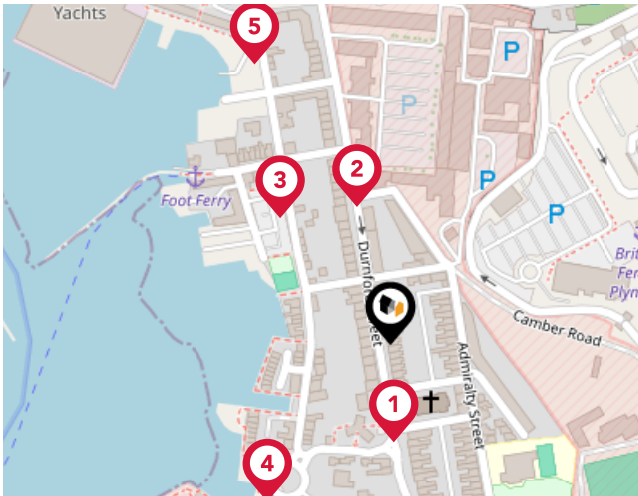
Pin	Name	Distance
1	M5 J31	35.83 miles
2	M5 J30	38.98 miles
3	M5 J29	39.75 miles
4	M5 J28	48.41 miles



## Airports/Helipads

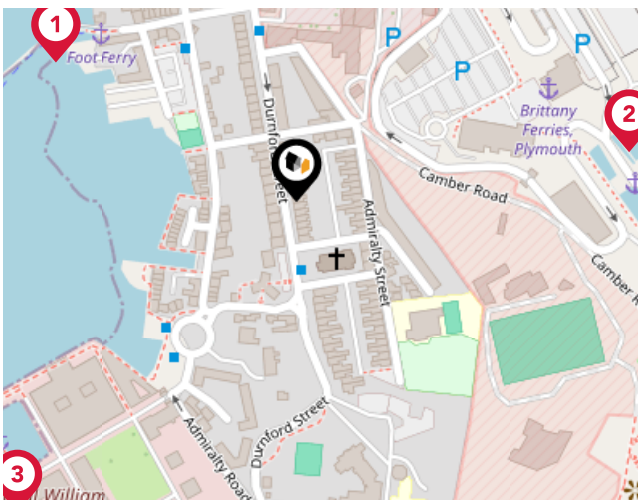
Pin	Name	Distance
1	Plymouth City Airport	4.6 miles
2	Exeter International Airport	41.4 miles
3	Newquay St Mawgan Airport	37.65 miles
4	Penzance Airport	62.2 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	St Paul's Church	0.06 miles
2	Admiralty Street	0.08 miles
3	Cremyll Street	0.1 miles
4	Royal William Yard	0.12 miles
5	Stonehall Flats	0.19 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.16 miles
2	Plymouth Ferry Terminal	0.2 miles
3	Royal William Yard Ferry Landing	0.25 miles



## Important - Please Read

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# Lang Town & Country

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