

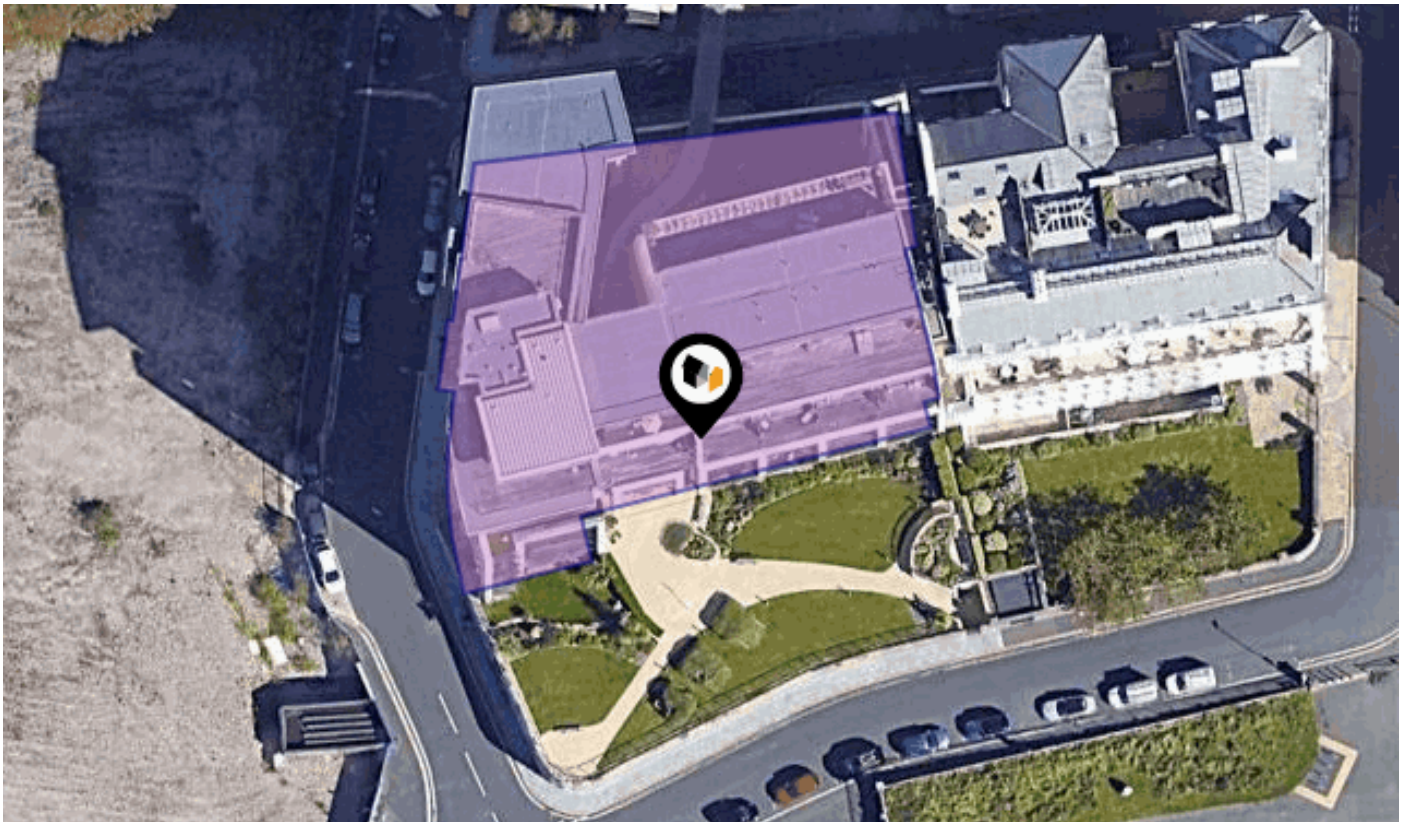


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 21st July 2024



55, CLIFF ROAD, PLYMOUTH, PL1

Lang Town & Country

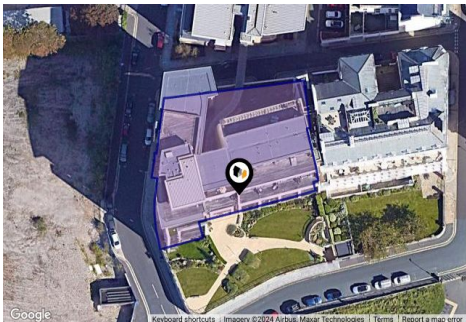
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com








Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	09/08/2007
Floor Area:	1,173 ft ² / 109 m ²	End Date:	31/12/3002
Plot Area:	0.32 acres	Lease Term:	999 years from 31 December 2003
Year Built :	2007	Term	979 years
Council Tax :	Band E	Remaining:	
Annual Estimate:	£2,707		
Title Number:	DN556974		

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)

10 mb/s	145 mb/s	- mb/s
		

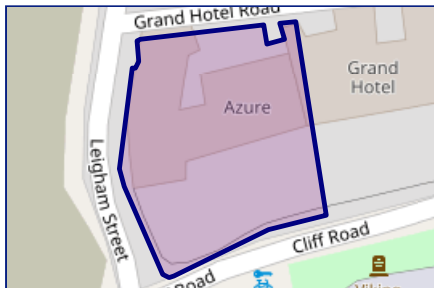
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

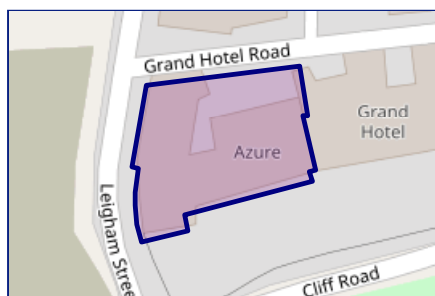


Freehold Title Plan



DN40222

Leasehold Title Plan



DN556974

Start Date: 09/08/2007
End Date: 31/12/3002
Lease Term: 999 years from 31 December 2003
Term Remaining: 979 years

55, Cliff Road, PL1

Energy rating

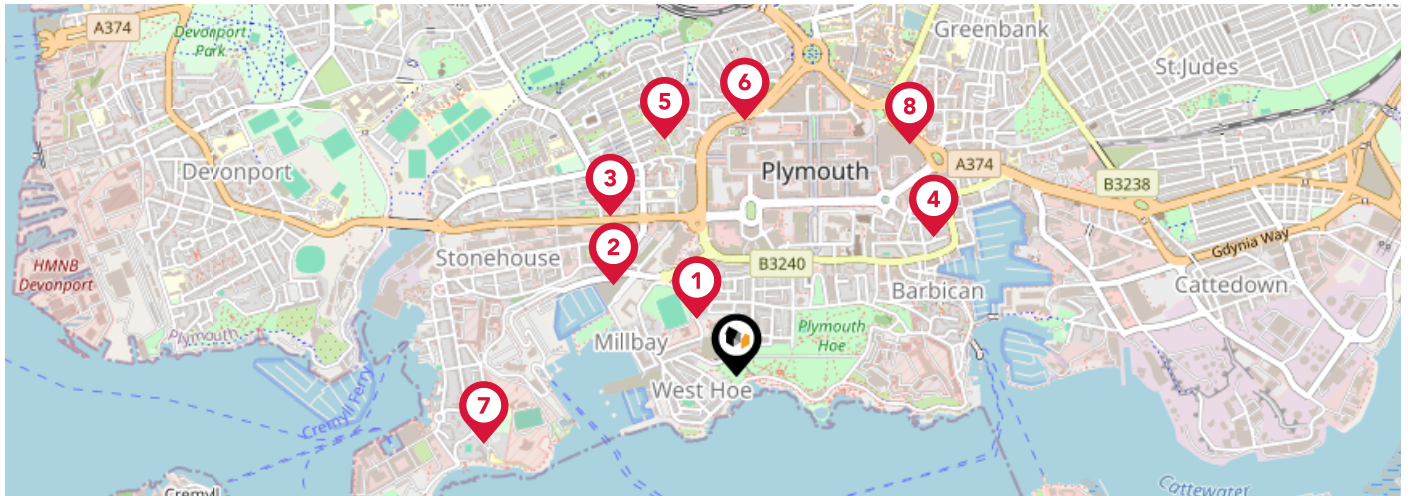
B

Valid until 20.10.2024

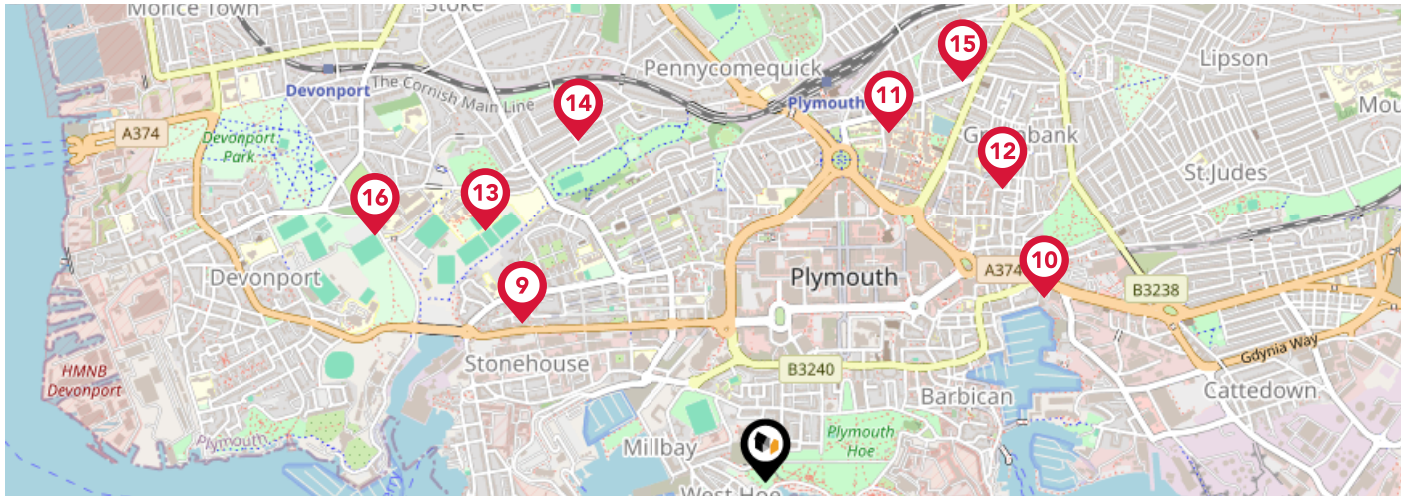
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	109 m ²



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Outstanding Pupils: 202 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Millbay Academy Ofsted Rating: Inadequate Pupils: 1020 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's CofE Primary School Ofsted Rating: Requires improvement Pupils: 183 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	ACE Schools Plymouth Ofsted Rating: Good Pupils: 220 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Cathedral School of St Mary Ofsted Rating: Good Pupils: 105 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 93 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plymouth College of Art Ofsted Rating: Good Pupils:0 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 High Street Primary Academy Ofsted Rating: Inadequate Pupils: 141 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Holy Cross Catholic Primary School Ofsted Rating: Outstanding Pupils: 283 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 50 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Mount Street Primary School Ofsted Rating: Requires Improvement Pupils: 220 Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Devonport High School for Boys Ofsted Rating: Outstanding Pupils: 1229 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Stuart Road Primary School Ofsted Rating: Good Pupils: 199 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Plymouth High School for Girls Ofsted Rating: Good Pupils:0 Distance:1.05</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 City College Plymouth Ofsted Rating: Good Pupils:0 Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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.



Lang Town & Country

6 The Broadway Plymstock Plymouth PL9
7AU
01752 456000
Natalie@langtownandcountry.com
www.langtownandcountry.com

