

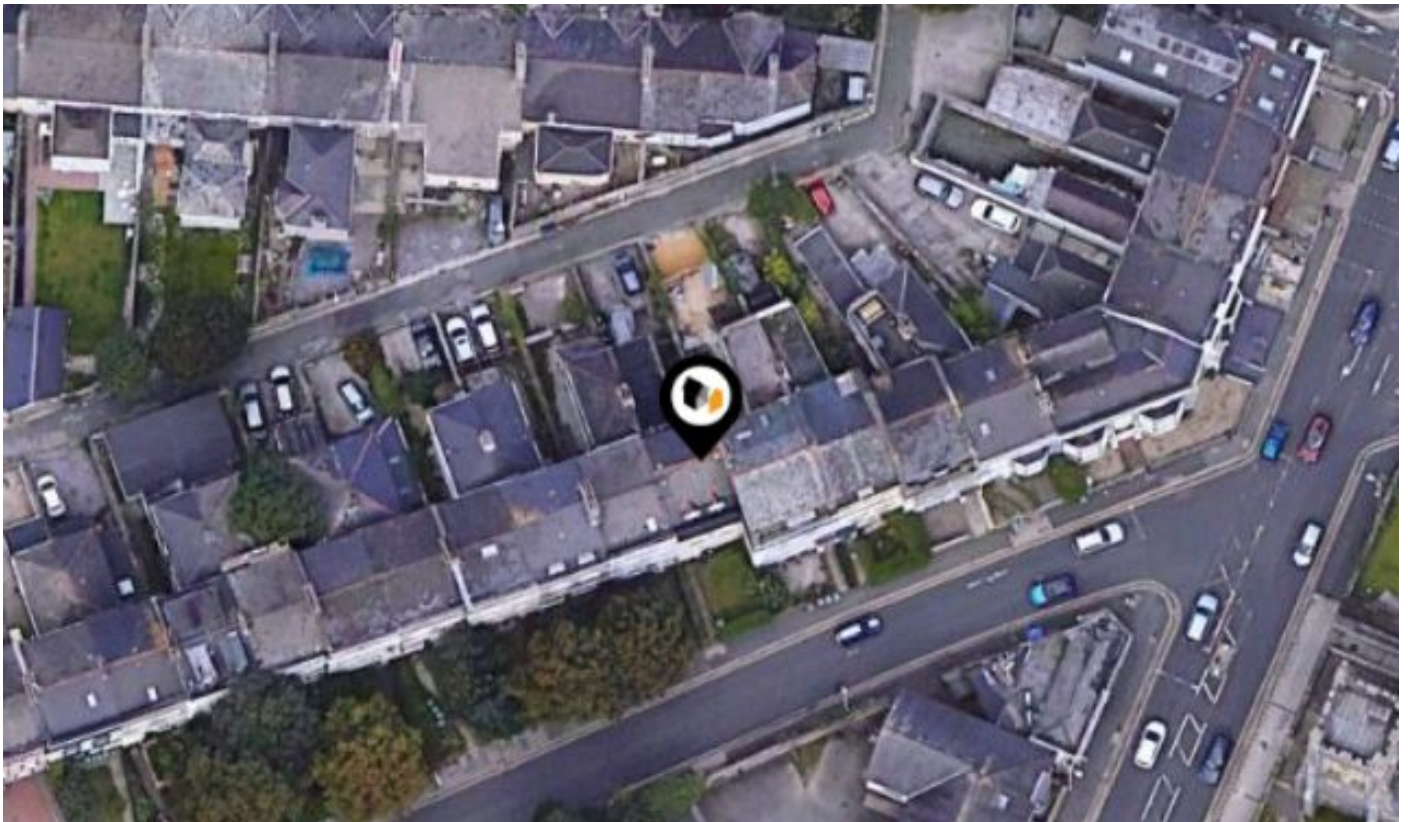


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th August 2024



12, NORTH ROAD EAST, PLYMOUTH, PL4

Lang Town & Country

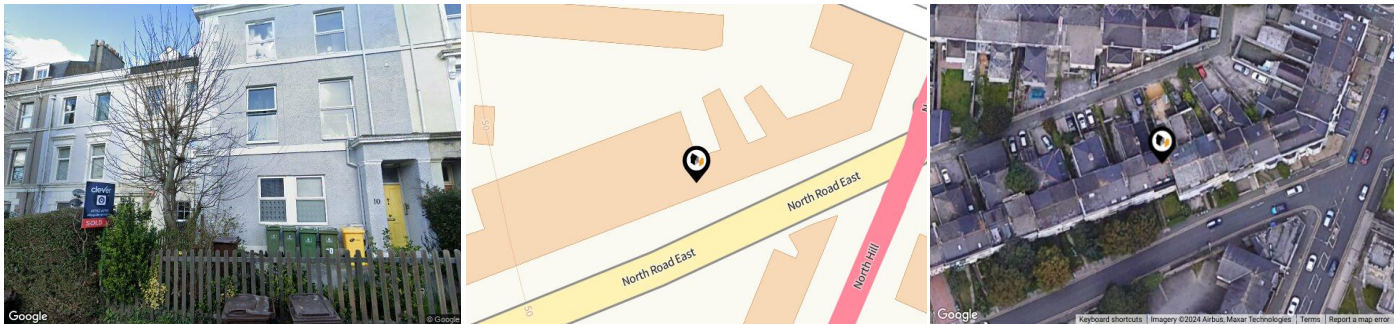
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com







Property

Type:	Flat / Maisonette
Bedrooms:	2
Council Tax :	Band A
Annual Estimate:	£1,477

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

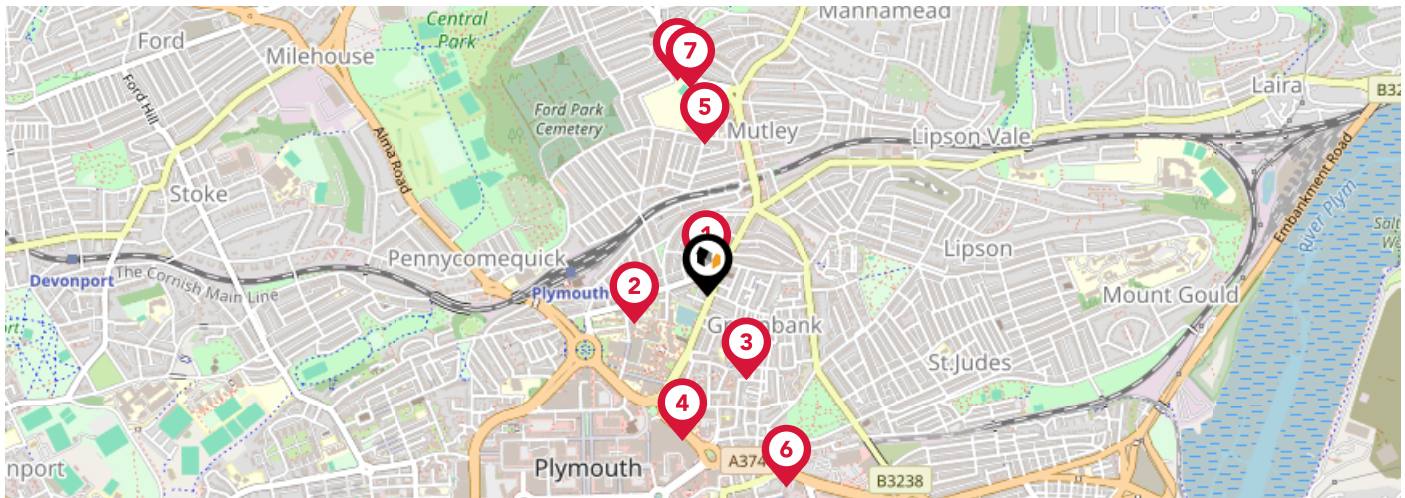
15 mb/s	80 mb/s	330 mb/s
		

Mobile Coverage: (based on calls indoors)

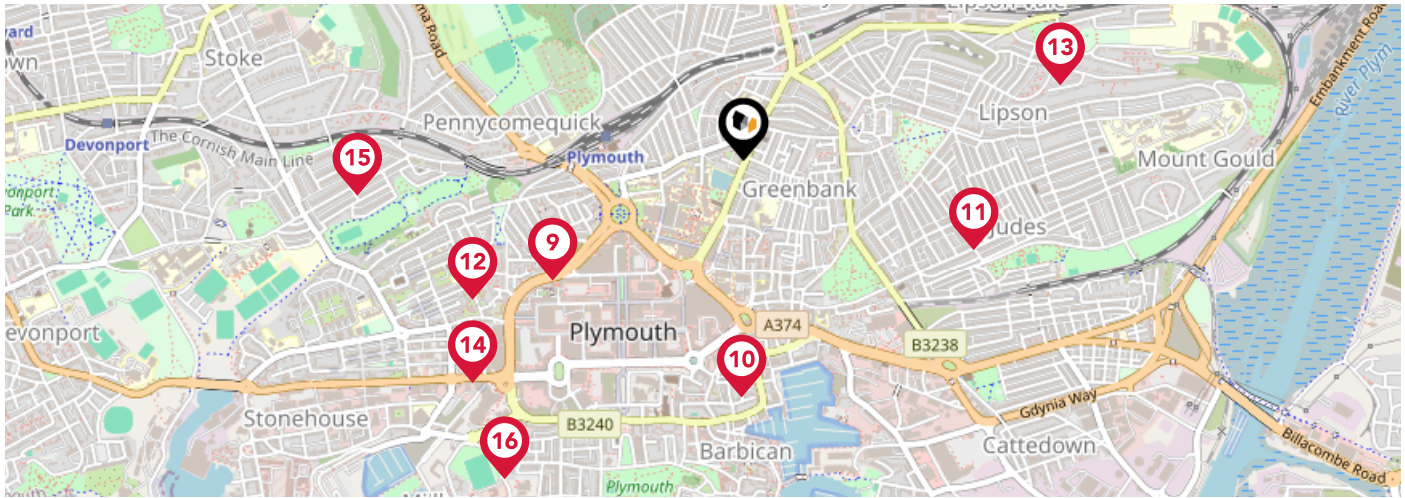










Satellite/Fibre TV Availability:



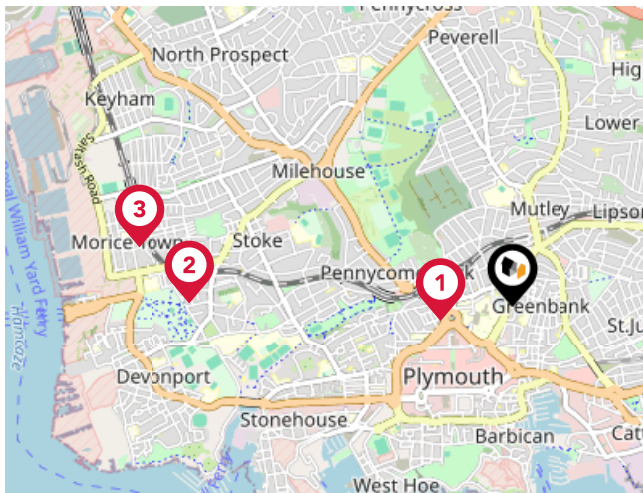


	Nursery	Primary	Secondary	College	Private
1 Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



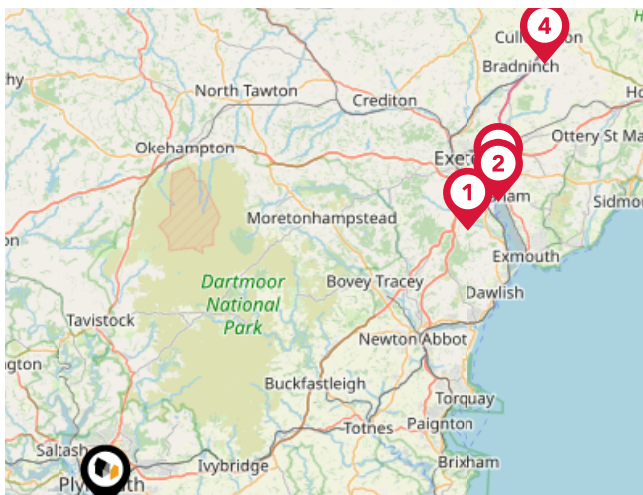
		Nursery	Primary	Secondary	College	Private
	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



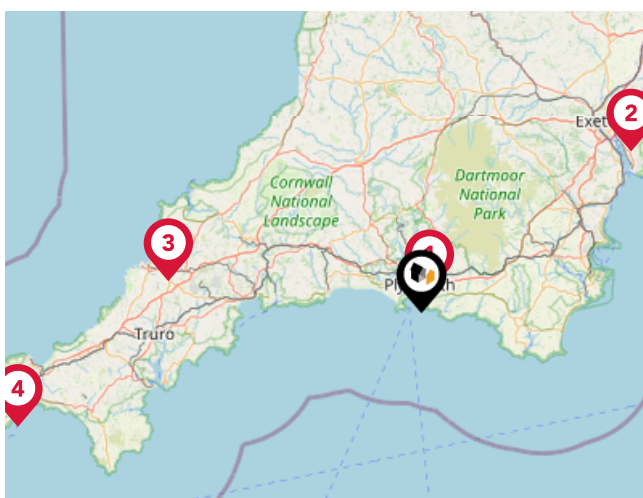
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.35 miles
2	Devonport Rail Station	1.53 miles
3	Dockyard (Plymouth) Rail Station	1.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.36 miles
2	M5 J30	37.51 miles
3	M5 J29	38.28 miles
4	M5 J28	46.95 miles

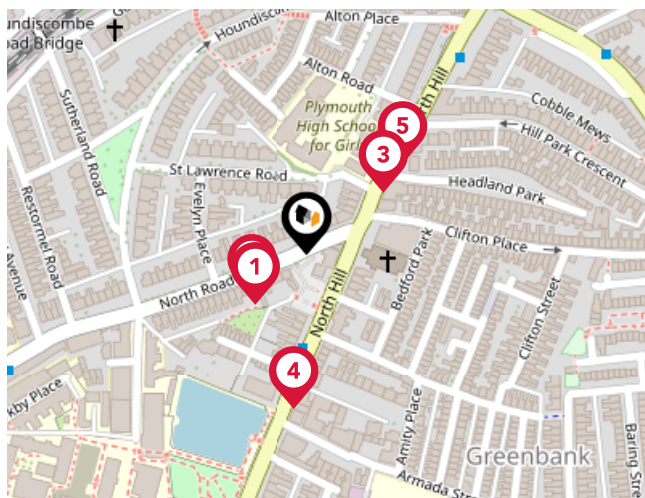


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	3.26 miles
2	Exeter International Airport	39.94 miles
3	Newquay St Mawgan Airport	38.61 miles
4	Penzance Airport	63.52 miles

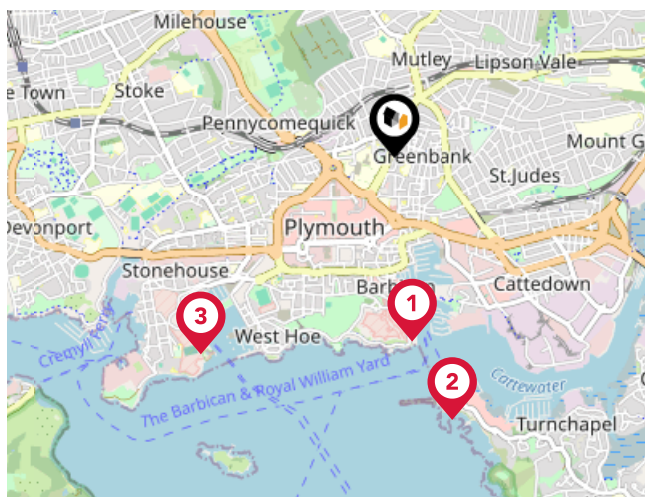
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Evelyn Place	0.04 miles
2	North Road East Car Park	0.04 miles
3	Plymouth Girls High 1	0.06 miles
4	Skardon Place	0.09 miles
5	Plymouth Girls High 2	0.08 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.88 miles
2	Plymouth Mount Batten Ferry Landing	1.27 miles
3	Plymouth Ferry Terminal	1.3 miles

Important - Please Read

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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.

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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.



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