

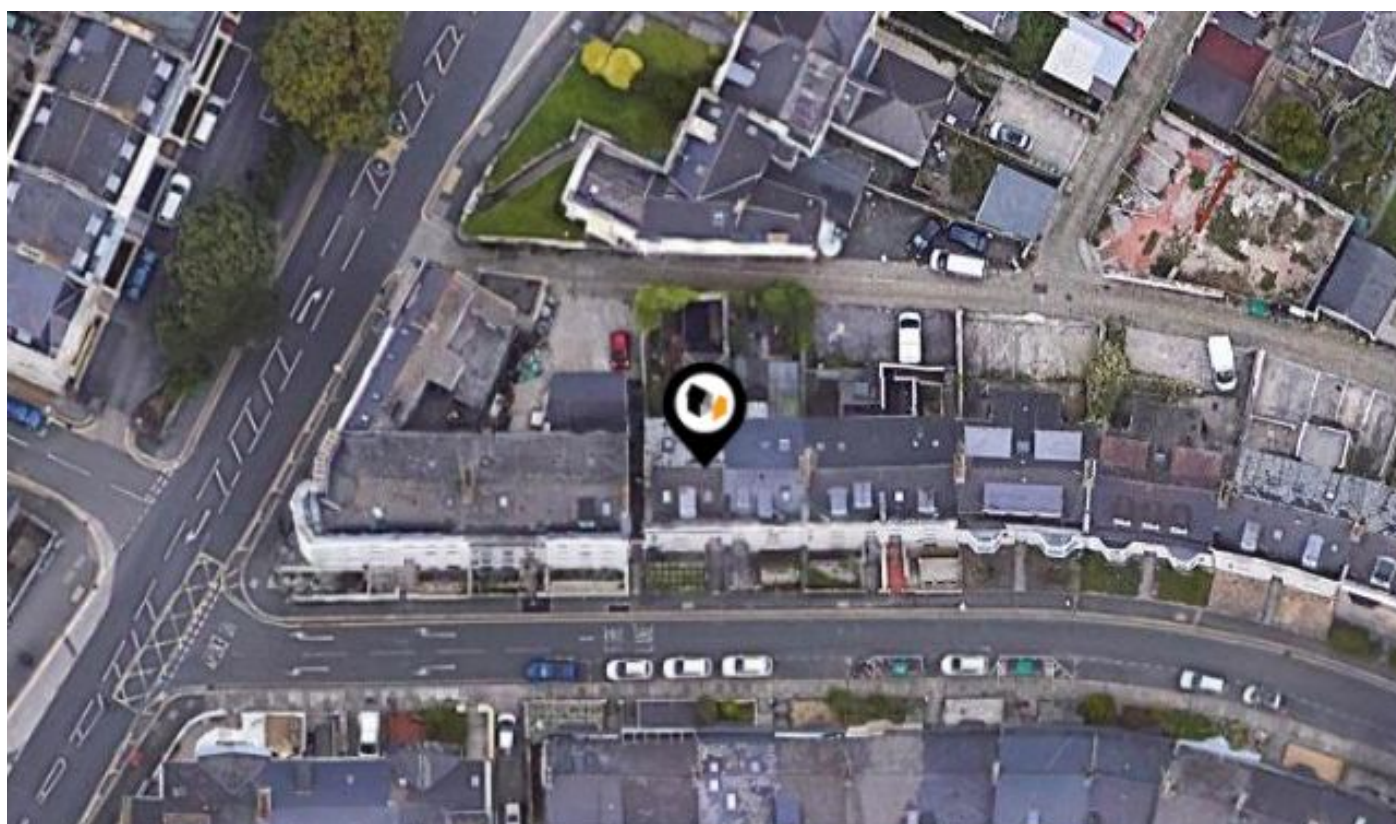


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th August 2024



5, HILL PARK CRESCENT, PLYMOUTH, PL4

Lang Town & Country

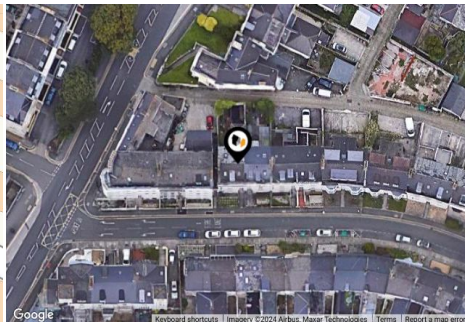
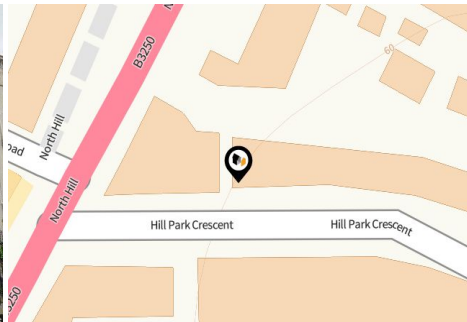
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	1,377 ft ² / 128 m ²
Council Tax :	Band A
Annual Estimate:	£1,477

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)

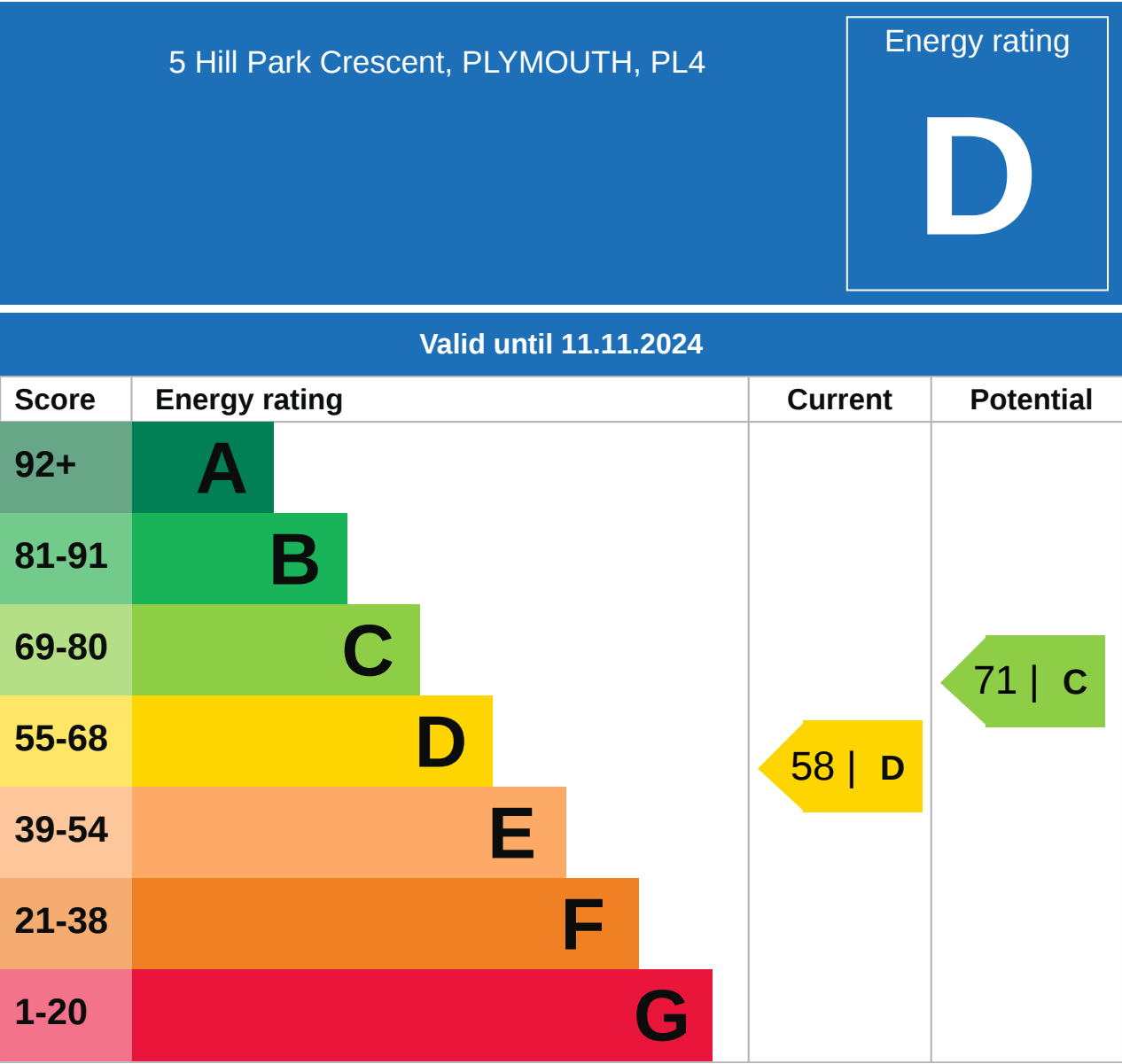
15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



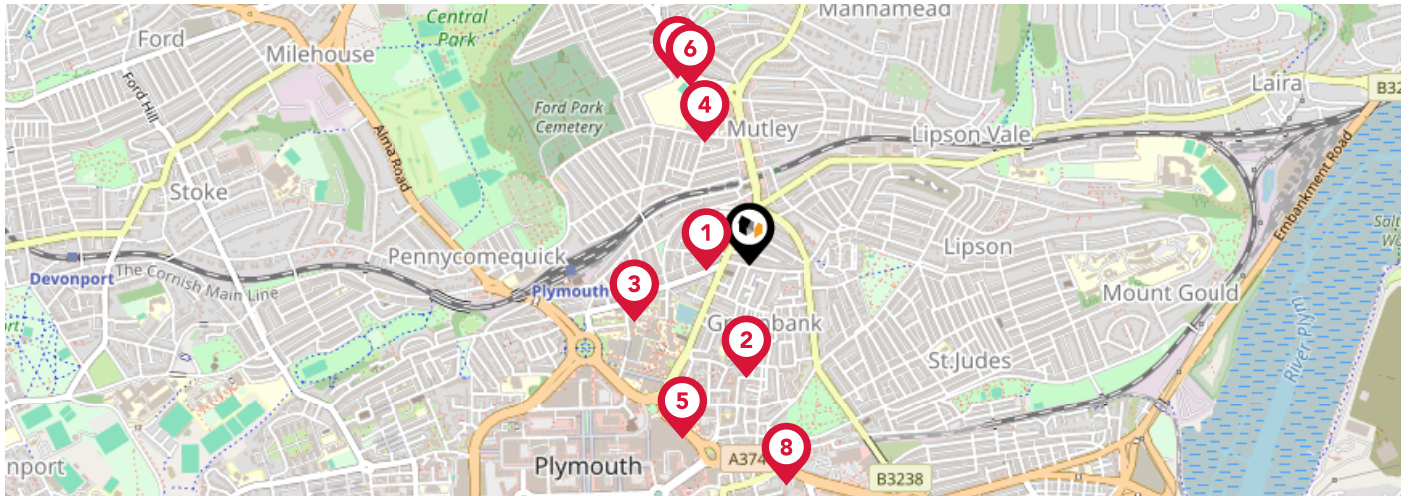
Satellite/Fibre TV Availability:



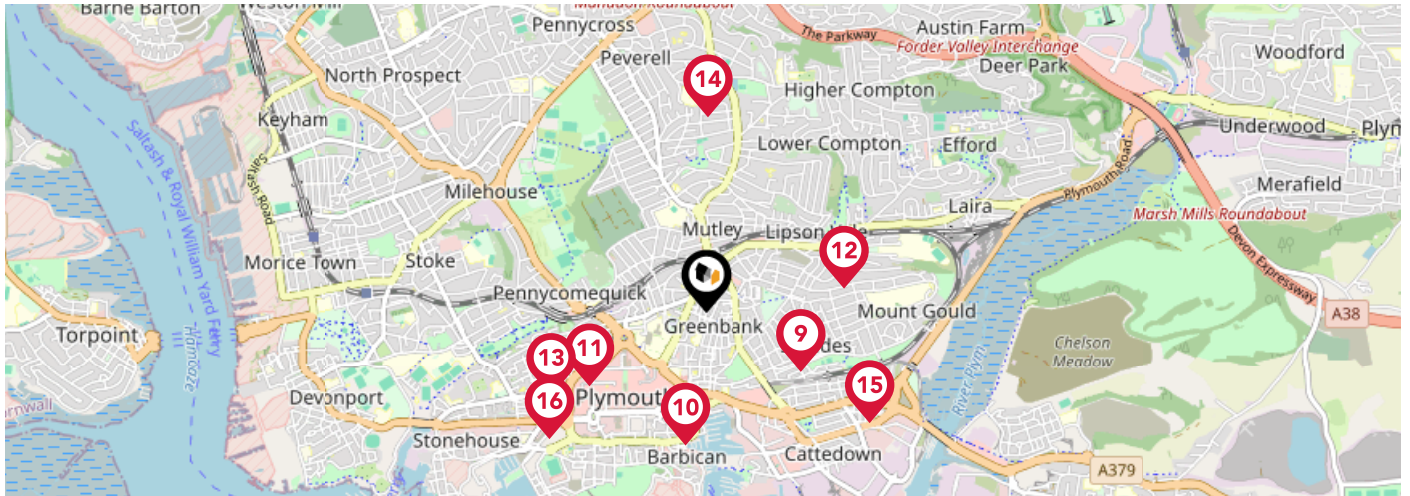


Additional EPC Data

Property Type:	Top-floor maisonette
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	To unheated space, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	128 m ²

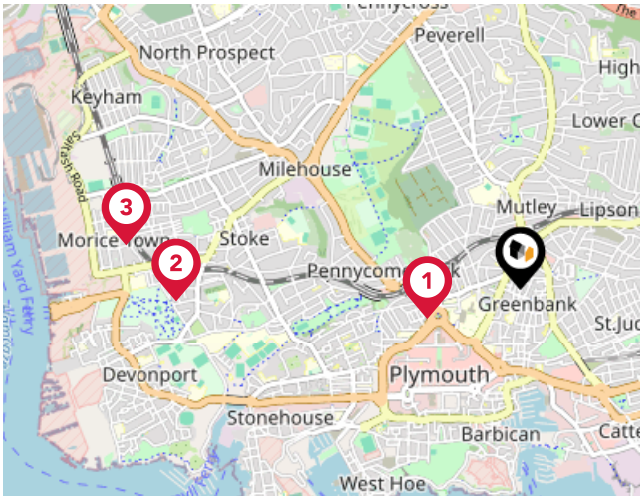


		Nursery	Primary	Secondary	College	Private
1	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






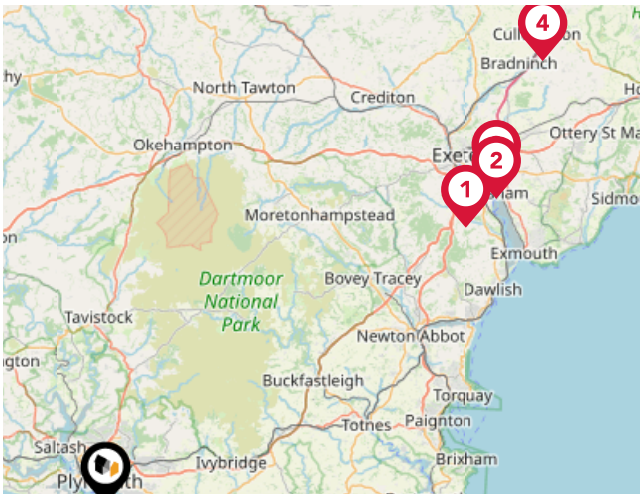
		Nursery	Primary	Secondary	College	Private
9	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)







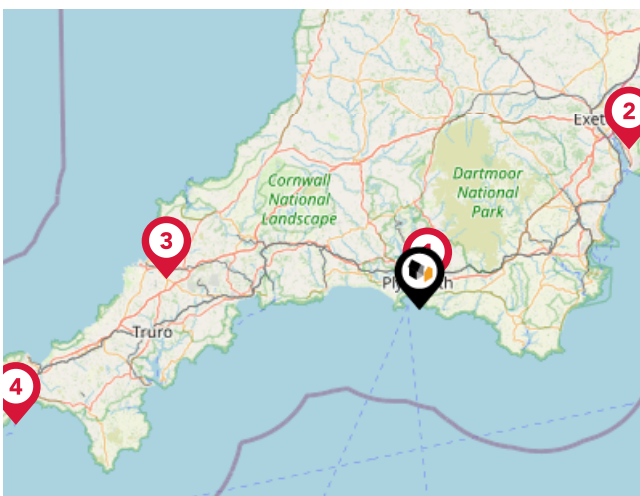
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	0.46 miles
	Devonport Rail Station	1.63 miles
	Dockyard (Plymouth) Rail Station	1.88 miles







Trunk Roads/Motorways

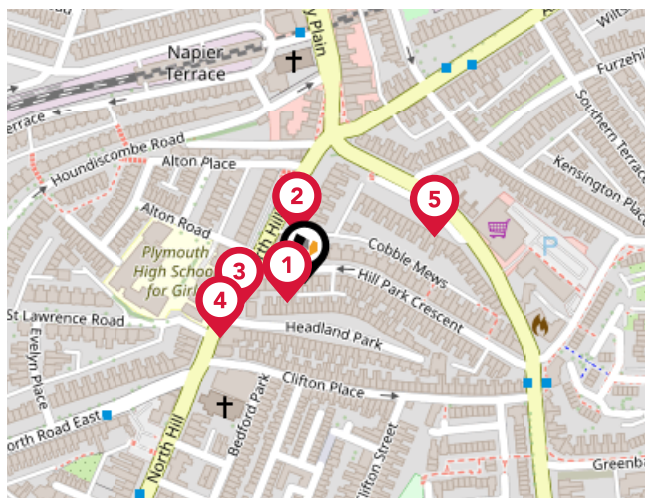
Pin	Name	Distance
	M5 J31	34.25 miles
	M5 J30	37.39 miles
	M5 J29	38.17 miles
	M5 J28	46.83 miles



Airports/Helipads

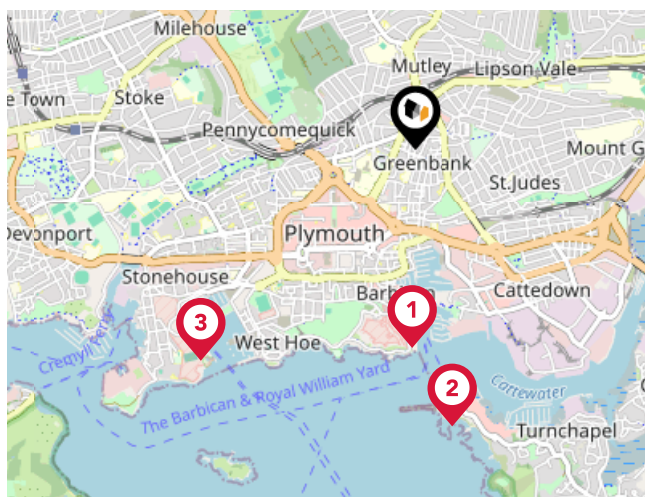
Pin	Name	Distance
	Plymouth City Airport	3.16 miles
	Exeter International Airport	39.82 miles
	Newquay St Mawgan Airport	38.7 miles
	Penzance Airport	63.63 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mutley Court	0.01 miles
2	Alton Place	0.03 miles
3	Plymouth Girls High 2	0.04 miles
4	Plymouth Girls High 1	0.06 miles
5	Greenbank Cottages	0.08 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.94 miles
2	Plymouth Mount Batten Ferry Landing	1.32 miles
3	Plymouth Ferry Terminal	1.42 miles

Important - Please Read

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Lang Town & Country

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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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Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

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Natalie@langtownandcountry.com

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