

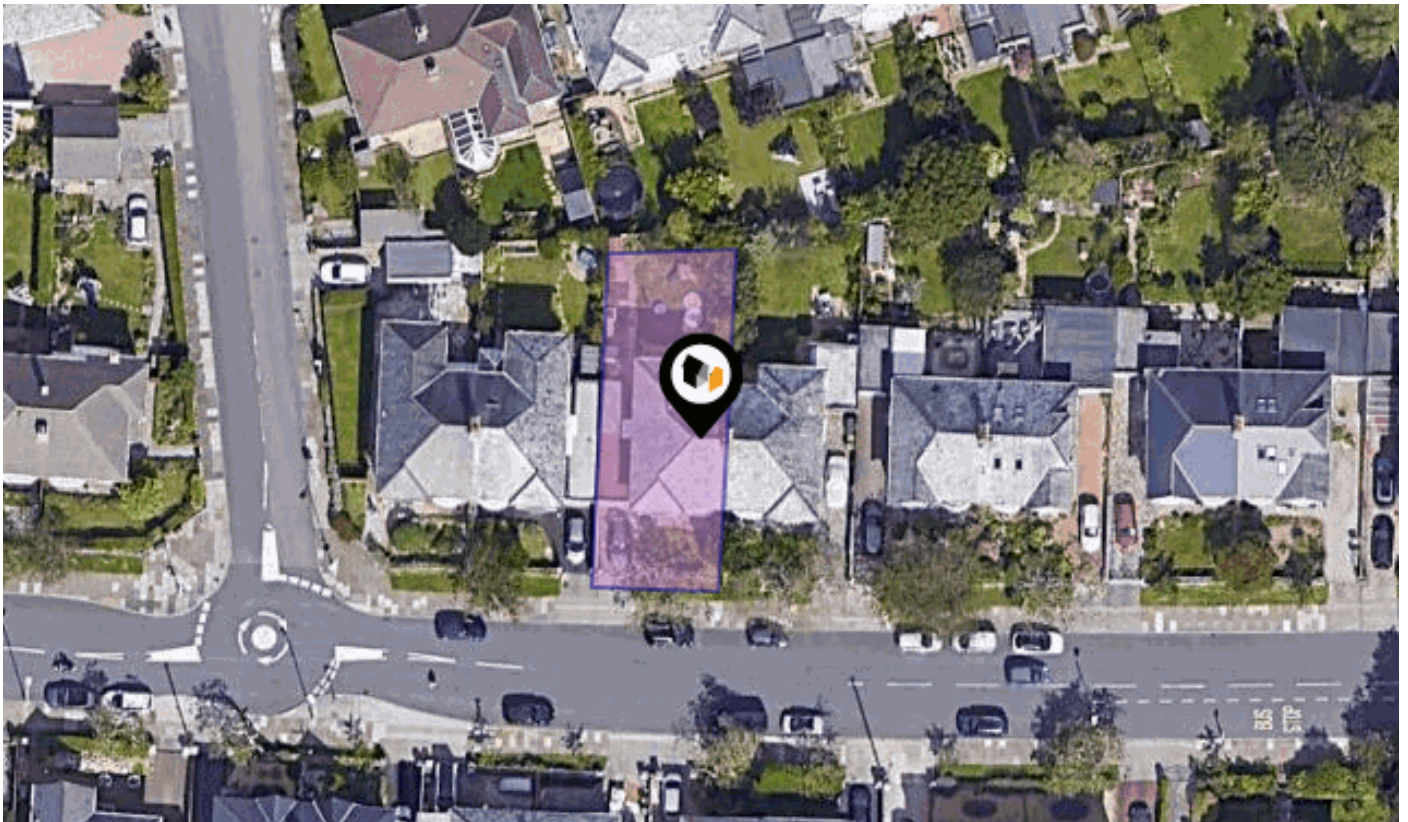


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th August 2024



TORR LANE, PLYMOUTH, PL3

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.08 acres		
Year Built :	1930's		
Council Tax :	Band E		
Annual Estimate:	£2,707		
Title Number:	DN318897		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

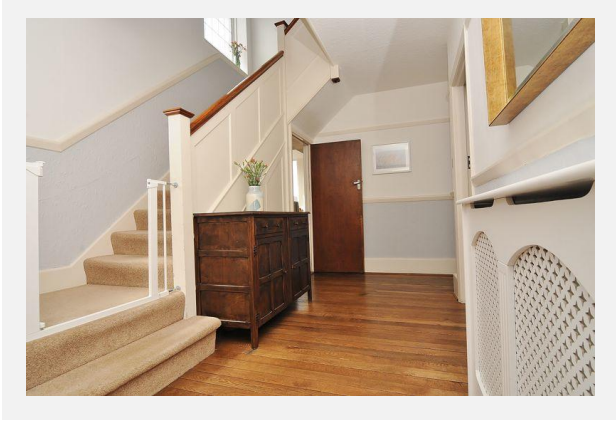
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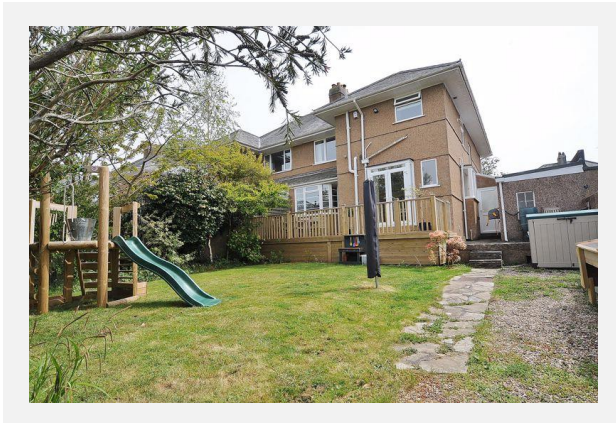
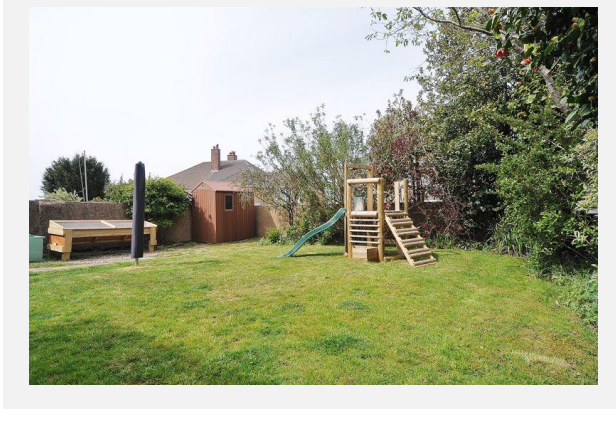
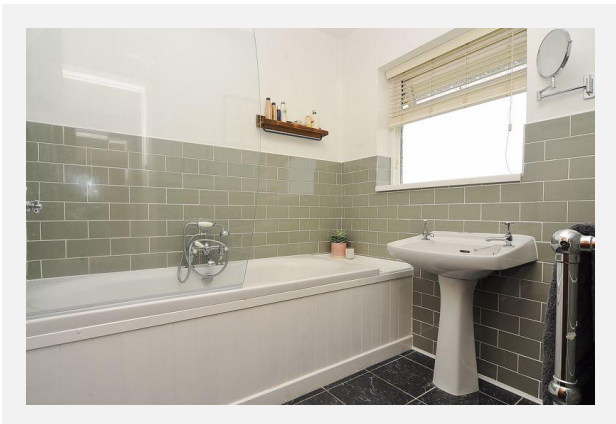
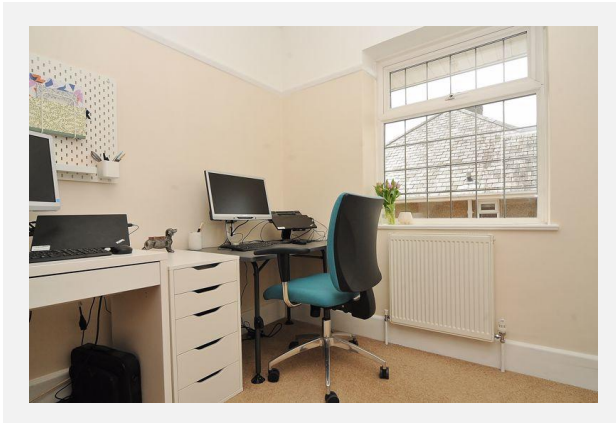
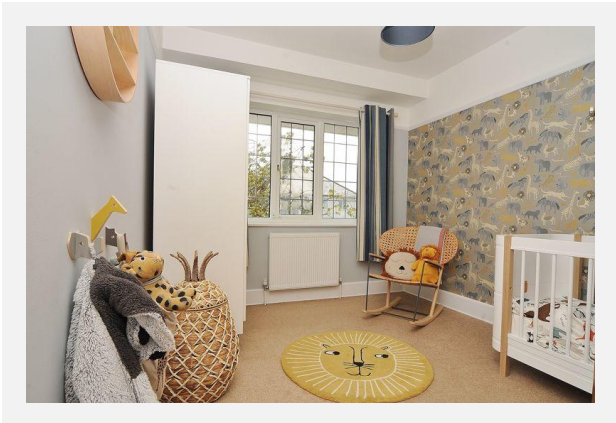
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





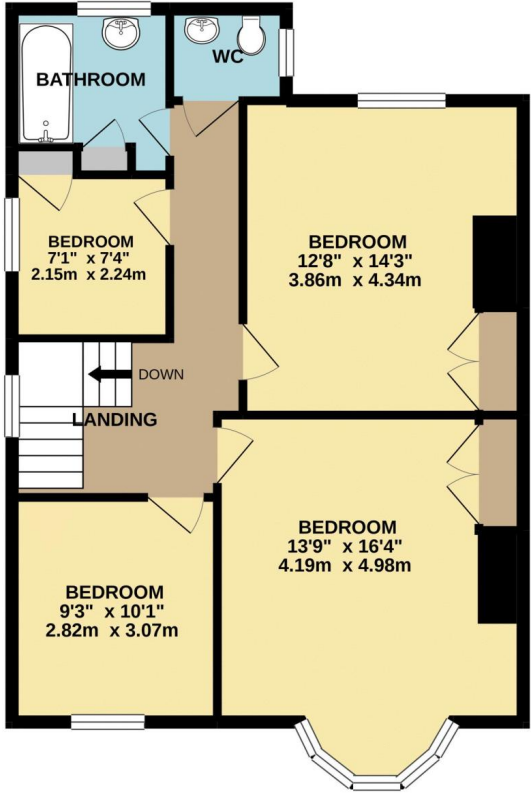
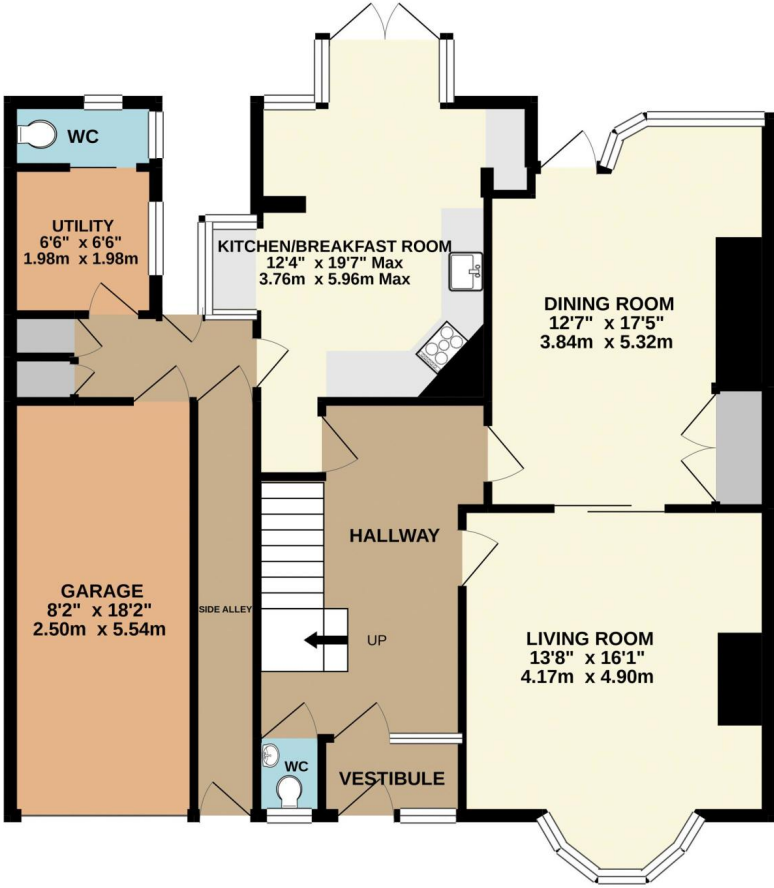




TORR LANE, PLYMOUTH, PL3

GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.
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Torr Lane, PL3

Energy rating

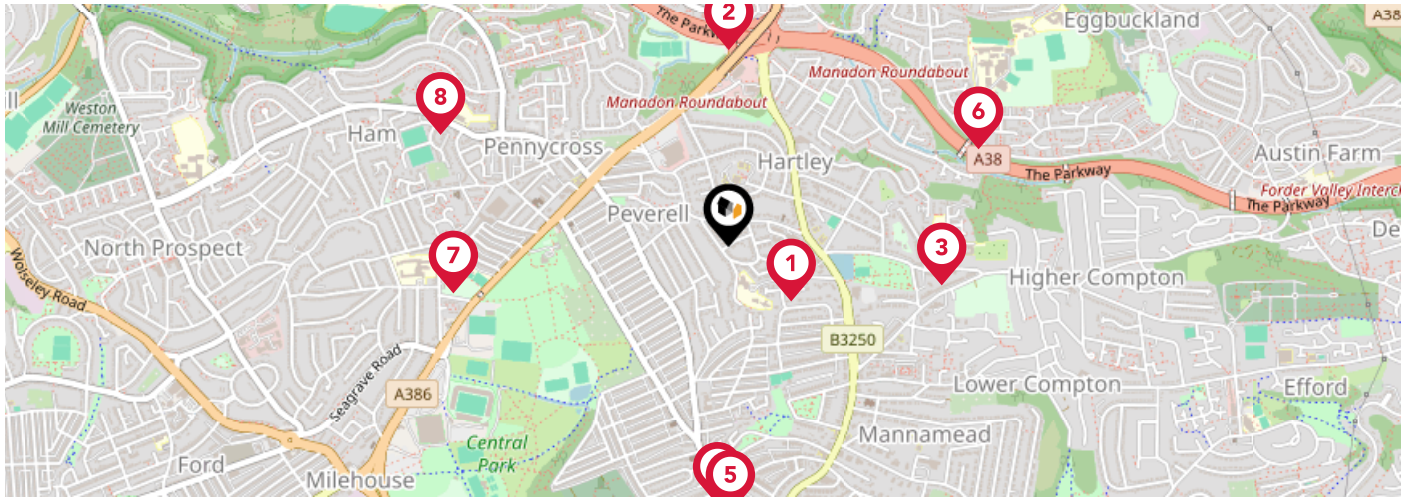
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Valid until 07.06.2028

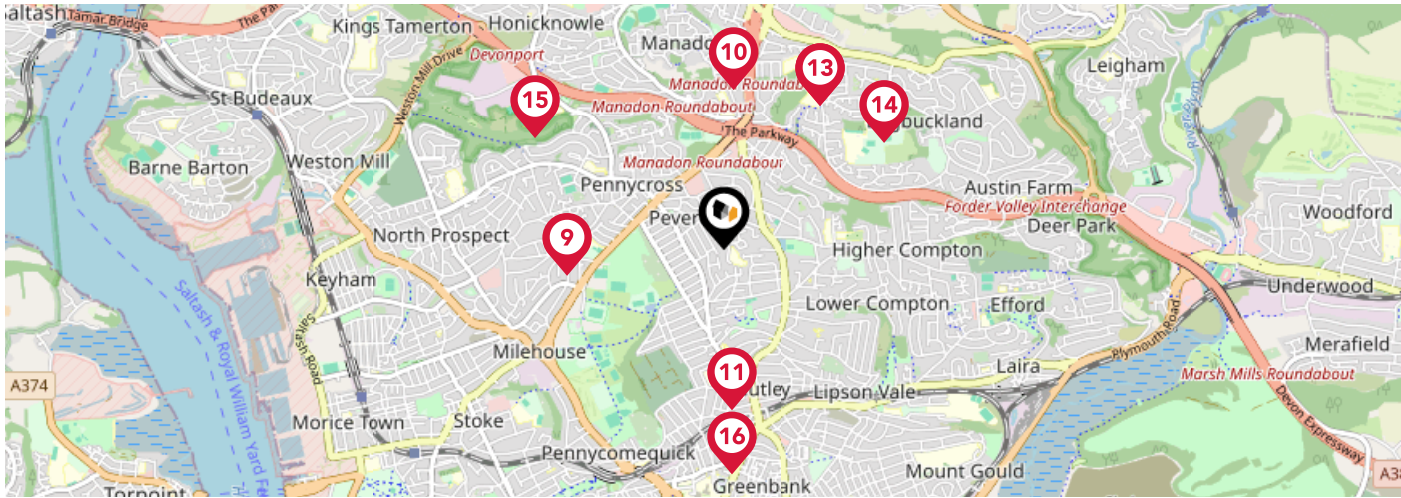
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 87% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	142 m ²

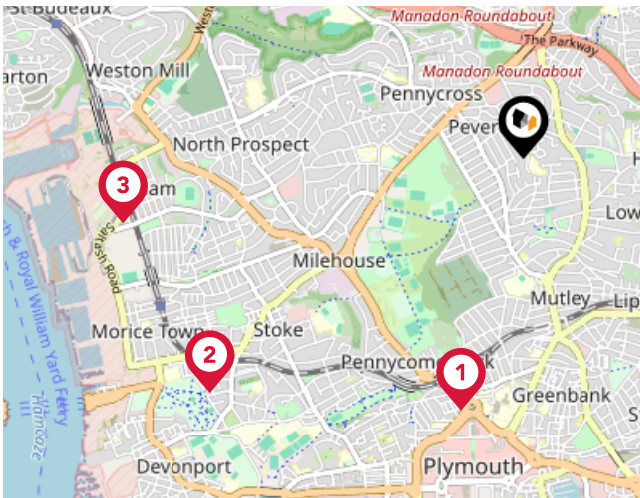


		Nursery	Primary	Secondary	College	Private
	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



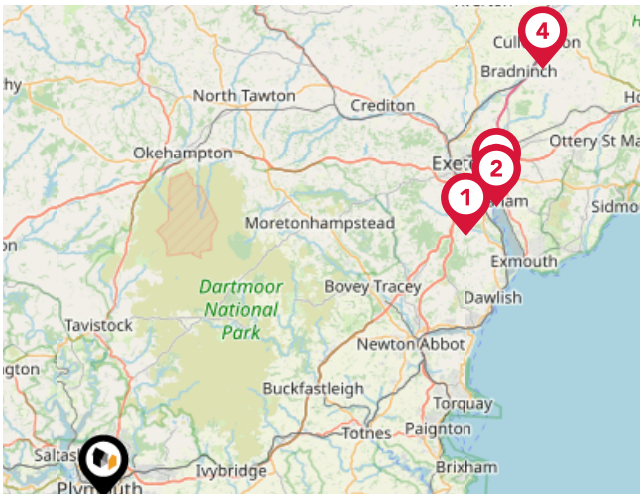
		Nursery	Primary	Secondary	College	Private
	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



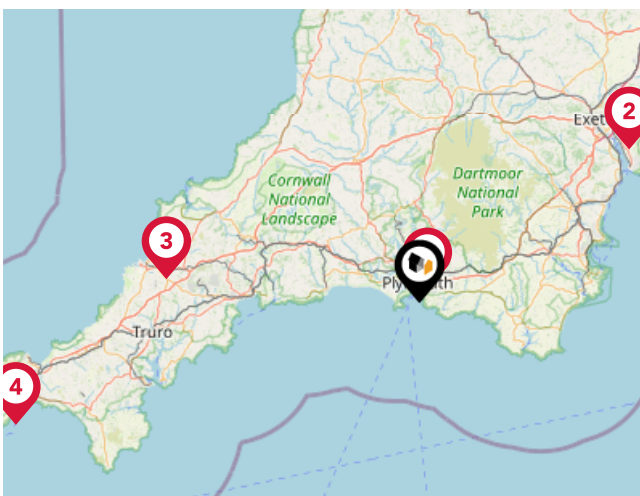
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.22 miles
2	Devonport Rail Station	1.85 miles
3	Keyham Rail Station	1.91 miles



Trunk Roads/Motorways

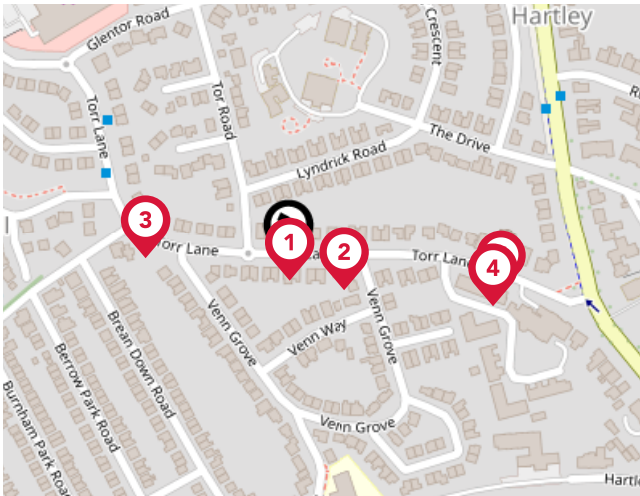
Pin	Name	Distance
1	M5 J31	33.73 miles
2	M5 J30	36.86 miles
3	M5 J29	37.61 miles
4	M5 J28	46.19 miles



Airports/Helipads

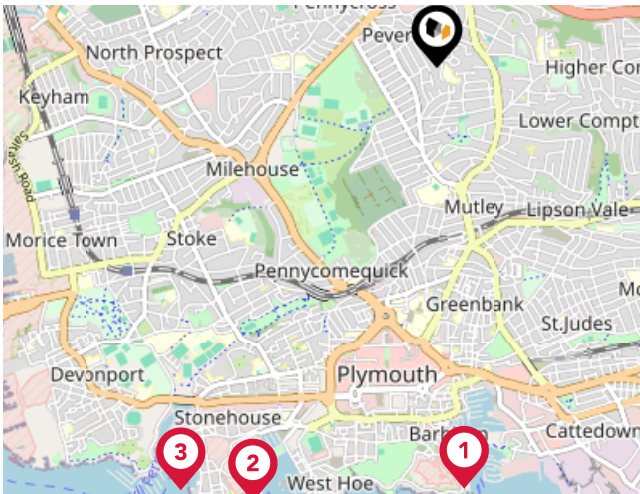
Pin	Name	Distance
1	Plymouth City Airport	2.27 miles
2	Exeter International Airport	39.29 miles
3	Newquay St Mawgan Airport	38.44 miles
4	Penzance Airport	63.78 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tor Road	0.01 miles
2	Venn Grove	0.04 miles
3	Burleigh Manor	0.09 miles
4	Sungates	0.12 miles
5	Tor Lane Church	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2 miles
2	Plymouth Ferry Terminal	2.23 miles
3	Plymouth Stonehouse Ferry Terminal	2.34 miles

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Lang Town & Country

Data Quality

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