

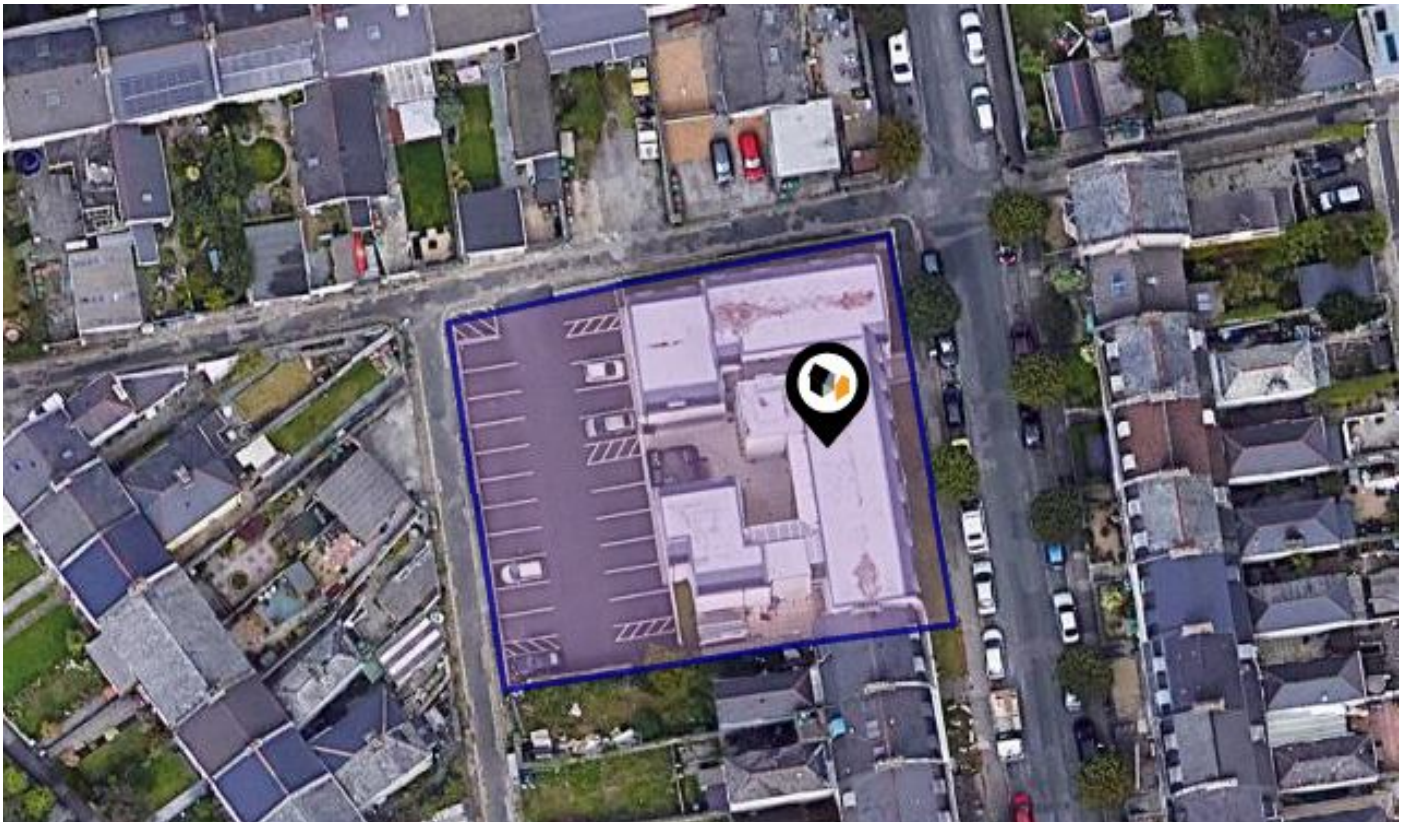


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th August 2024



FLAT 22, 23, VICTORIA PLACE, STOKE, PLYMOUTH, PL2 1BY

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

| | |
|-------------------------|---|
| Type: | Flat / Maisonette |
| Bedrooms: | 2 |
| Floor Area: | 495 ft ² / 46 m ² |
| Plot Area: | 0.33 acres |
| Council Tax : | Band B |
| Annual Estimate: | £1,723 |
| Title Number: | DN514241 |
| UPRN: | 10091563411 |

| | |
|------------------------------------|------------|
| Last Sold Date: | 11/03/2022 |
| Last Sold Price: | £230,000 |
| Last Sold £/ft²: | £464 |
| Tenure: | Freehold |

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:



Property EPC - Certificate

Flat 22, 23, Victoria Place, Stoke, PL2 1BY

Energy rating

B

Valid until 03.08.2026

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

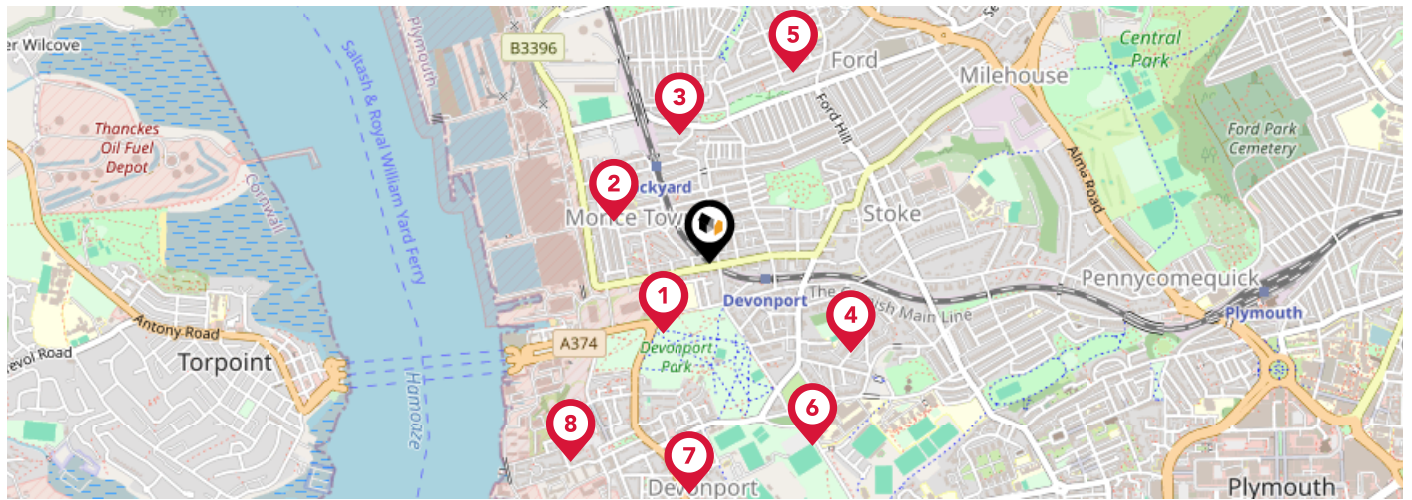
Property

EPC - Additional Data

Additional EPC Data

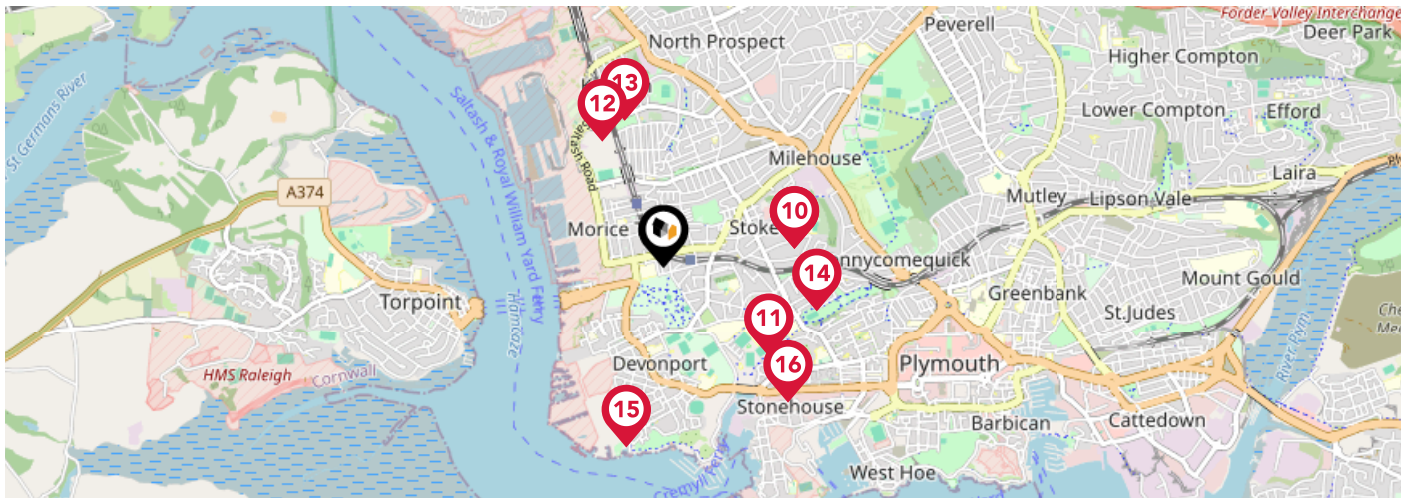
| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | End-Terrace |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Floor Level: | Mid floor |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.23 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | (other premises above) |
| 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 all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 46 m ² |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.49 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

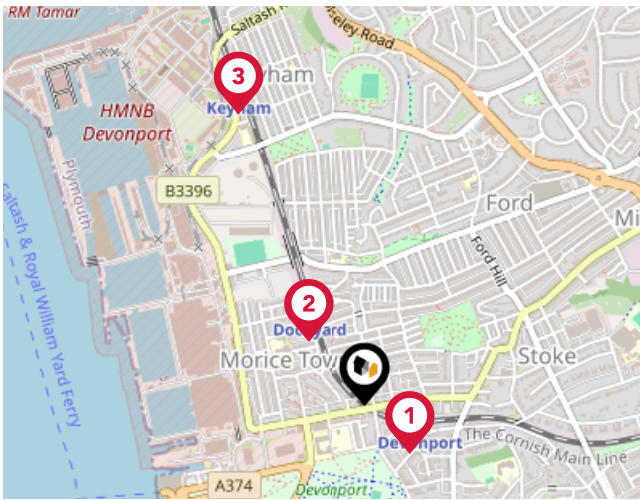
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.65 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

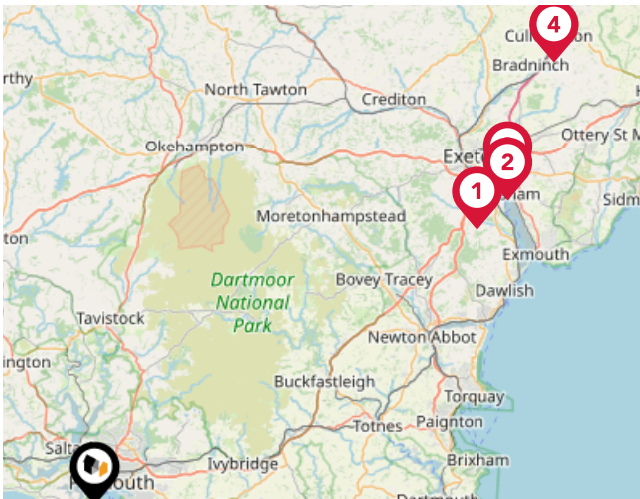
Area

Transport (National)



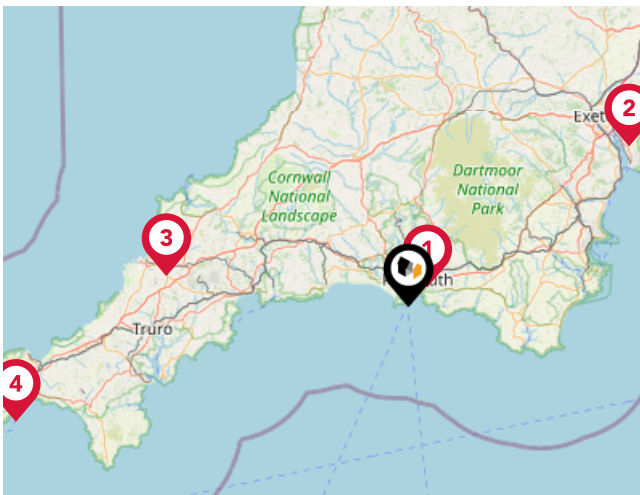
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Devonport Rail Station | 0.15 miles |
| 2 | Dockyard (Plymouth) Rail Station | 0.2 miles |
| 3 | Keyham Rail Station | 0.75 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 35.6 miles |
| 2 | M5 J30 | 38.73 miles |
| 3 | M5 J29 | 39.48 miles |
| 4 | M5 J28 | 48.02 miles |

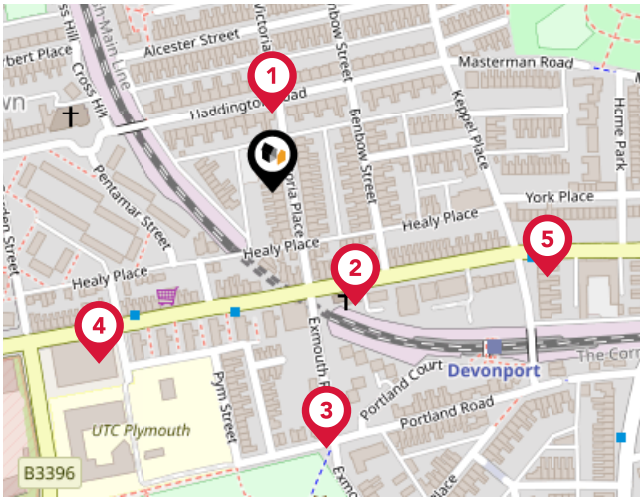


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Plymouth City Airport | 4.04 miles |
| 2 | Exeter International Airport | 41.16 miles |
| 3 | Newquay St Mawgan Airport | 36.98 miles |
| 4 | Penzance Airport | 61.98 miles |

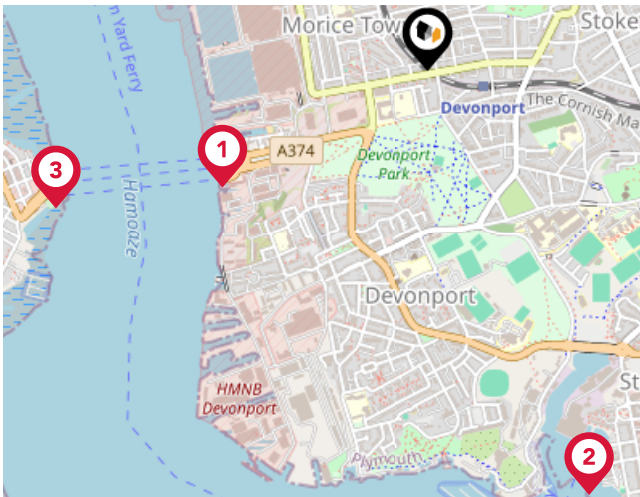
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Haddington Road | 0.05 miles |
| 2 | Benbow Street | 0.08 miles |
| 3 | Victoria Place | 0.15 miles |
| 4 | Ross Street | 0.14 miles |
| 5 | Keppel Place | 0.17 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | Devonport Ferry Terminal | 0.56 miles |
| 2 | Plymouth Stonehouse Ferry Terminal | 1.07 miles |
| 3 | Torpoint Ferry Terminal | 0.94 miles |

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6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

