

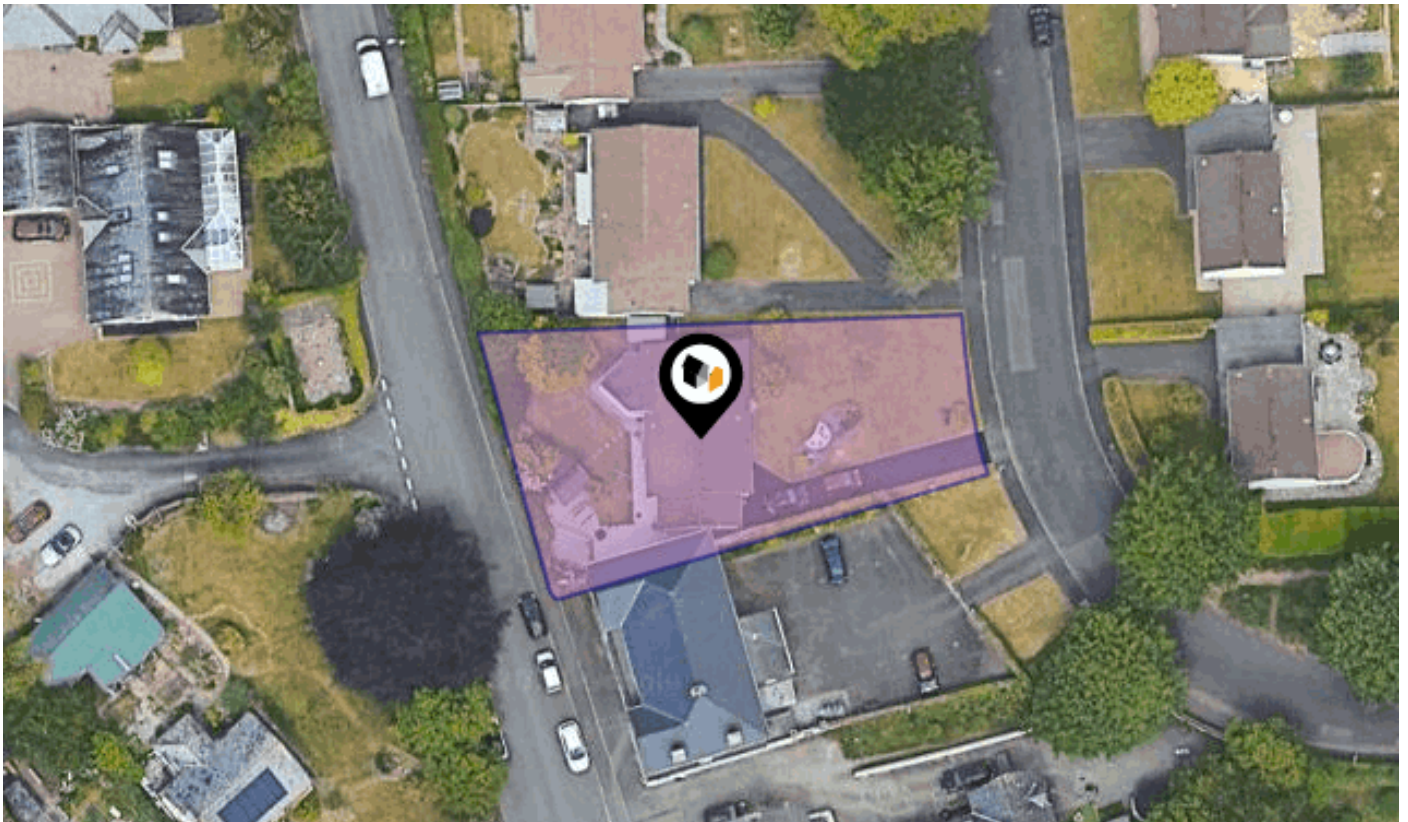


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th September 2024



LEAT WALK, ROBOROUGH, PLYMOUTH, PL6

Lang Town & Country

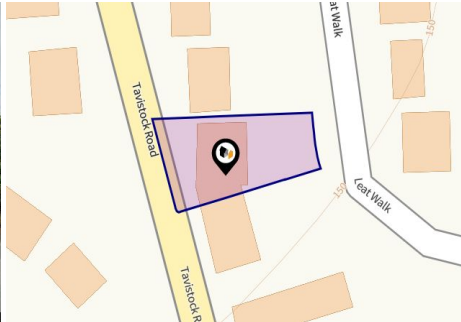
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type: Detached
Bedrooms: 3
Plot Area: 0.19 acres
Year Built : 1967-1975
Council Tax : Band E
Annual Estimate: £2,899
Title Number: DN28495

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

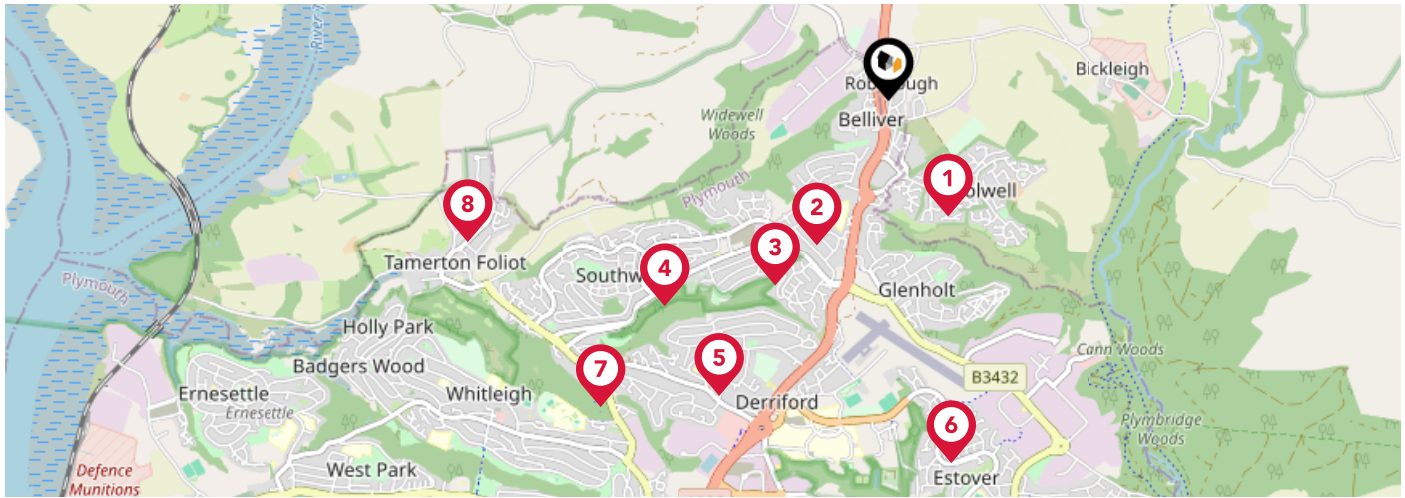
22 **1000**
 mb/s mb/s

Mobile Coverage:
 (based on calls indoors)

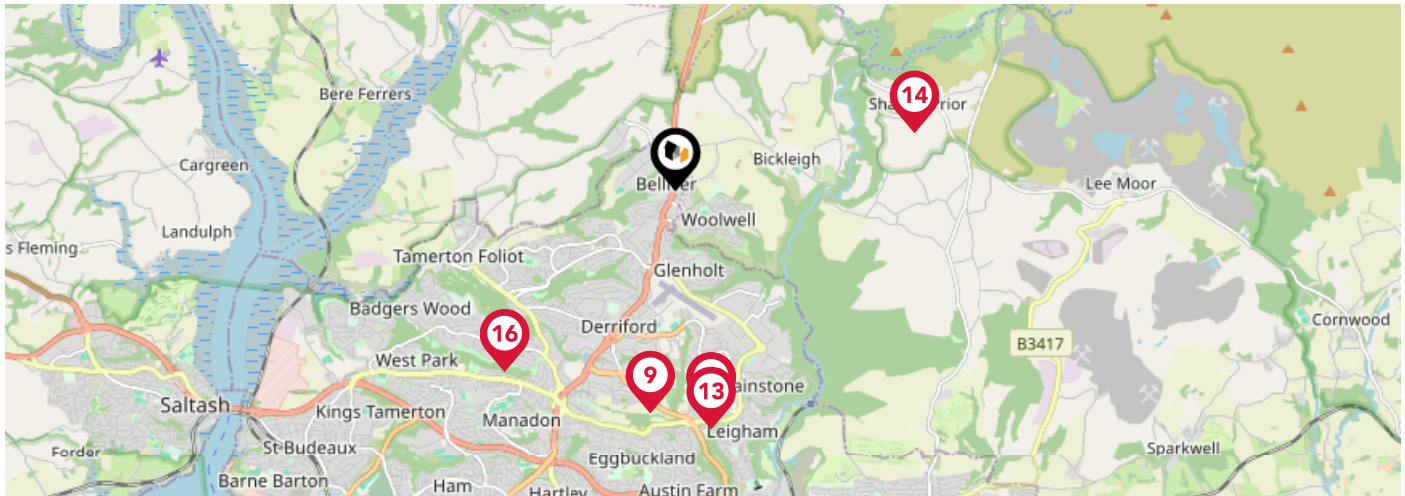


Satellite/Fibre TV Availability:





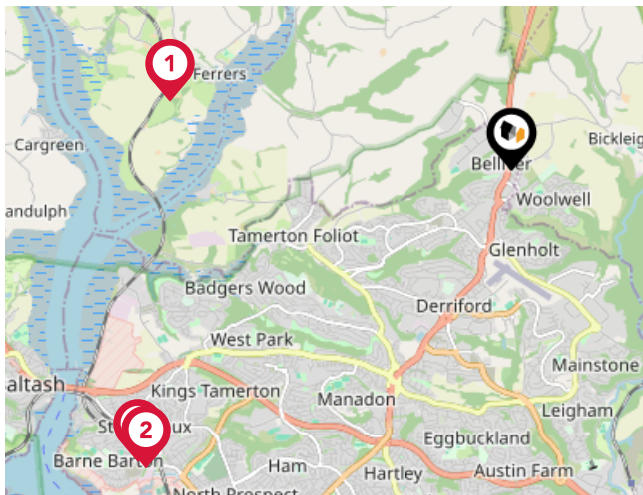
		Nursery	Primary	Secondary	College	Private
1	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mary Dean's CofE Primary School and Nursery Ofsted Rating: Good Pupils: 319 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:2.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:2.14</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:2.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:2.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:2.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Shaugh Prior Primary School Ofsted Rating: Requires improvement Pupils: 26 Distance:2.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:2.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:2.34</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

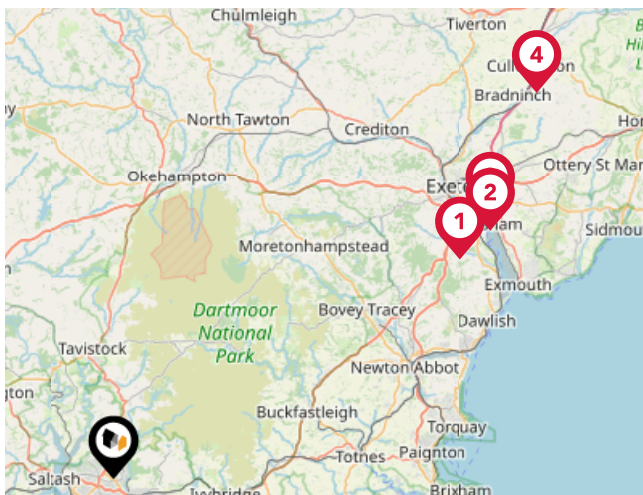
Area

Transport (National)



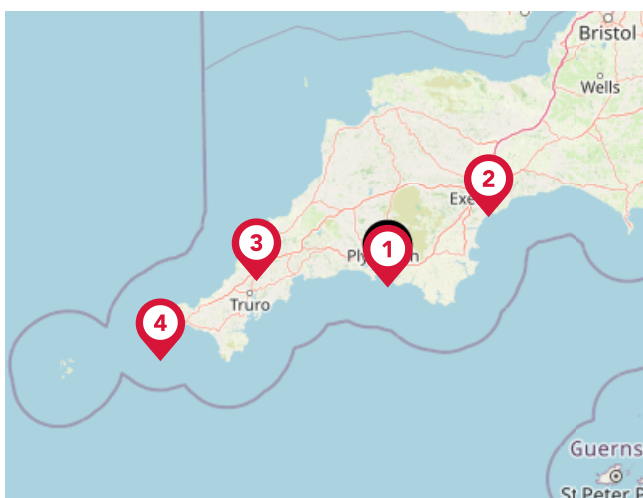
National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	3.28 miles
2	St Budeaux Ferry Road Rail Station	4.45 miles
3	St Budeaux Victoria Road Rail Station	4.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	30.83 miles
2	M5 J30	33.93 miles
3	M5 J29	34.63 miles
4	M5 J28	43.01 miles

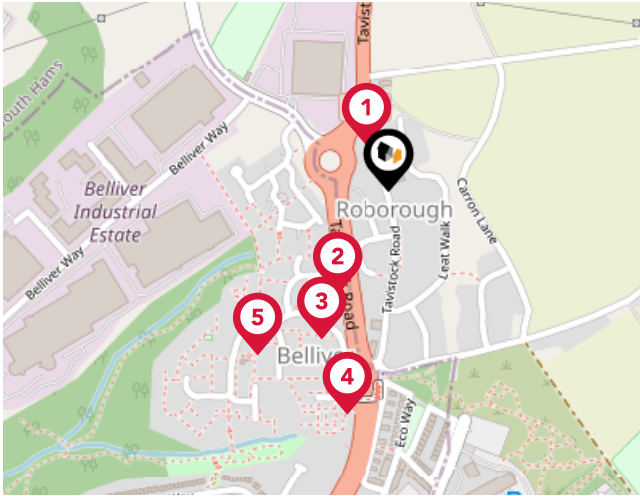


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.35 miles
2	Exeter Airport	36.37 miles
3	St Mawgan	39.51 miles
4	Joppa	72.83 miles

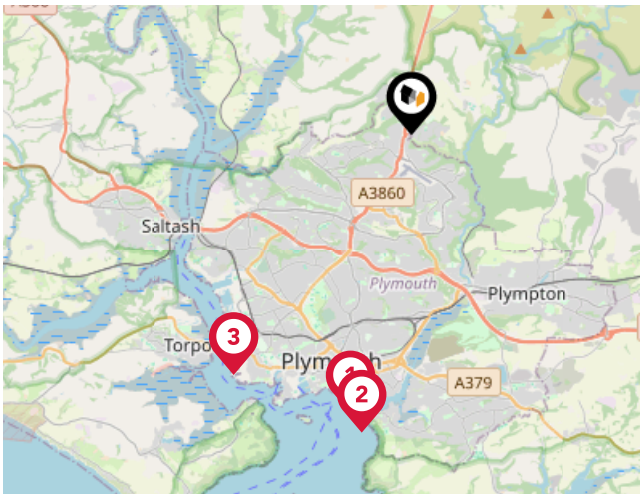
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Roborough Roundabout	0.06 miles
2	Roborough By-pass	0.14 miles
3	Cramber Close	0.19 miles
4	Cramber Close Bottom	0.27 miles
5	Staple Close	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	5.4 miles
2	Plymouth Mount Batten Ferry Landing	5.72 miles
3	Devonport Ferry Terminal	5.65 miles

Important - Please Read

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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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