

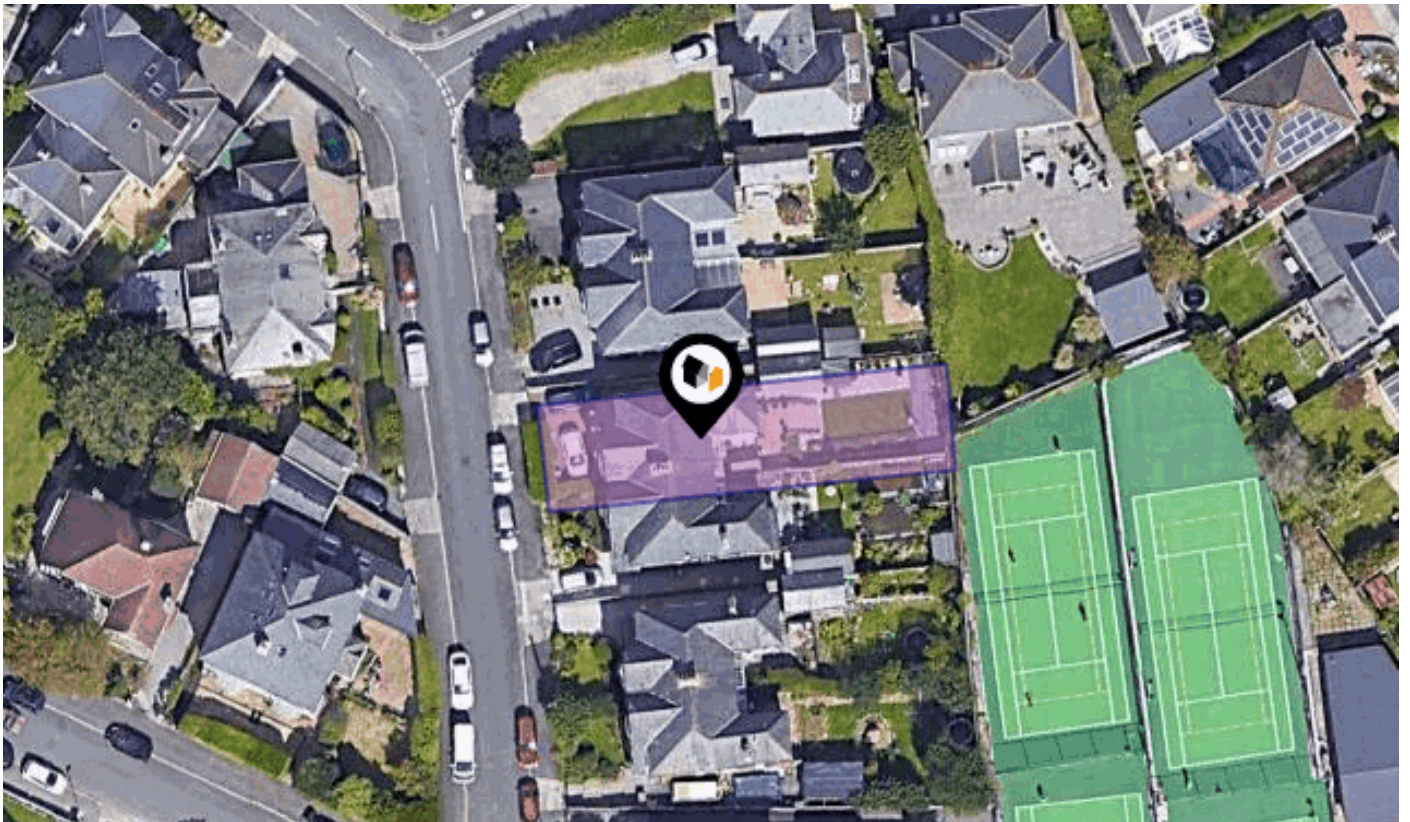


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04<sup>th</sup> September 2024



## HILL LANE, PLYMOUTH, PL3

### Lang Town & Country

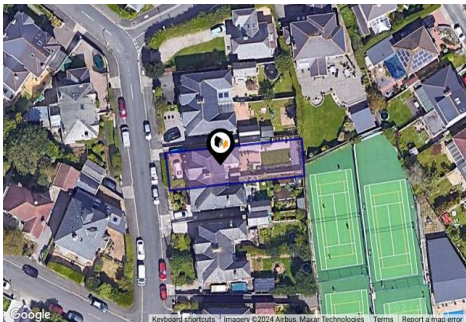
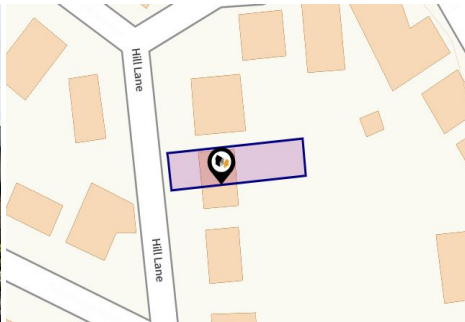
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,517 ft <sup>2</sup> / 141 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,707		
<b>Title Number:</b>	DN40427		

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>49</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



PL3

Energy rating

**D**

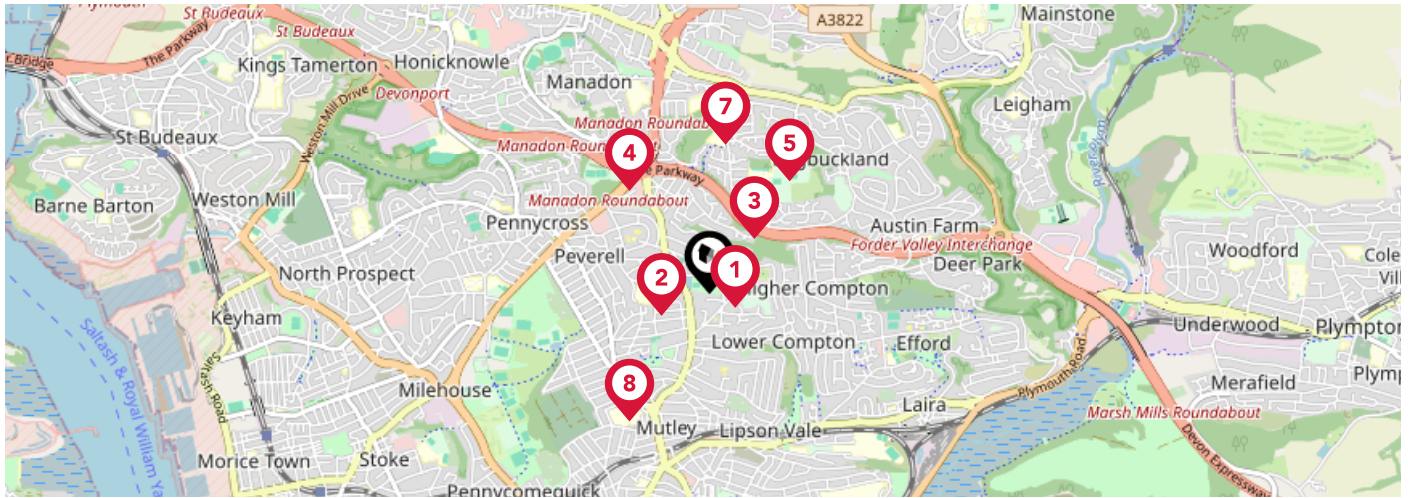
Valid until 25.04.2034









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75   <b>C</b>
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

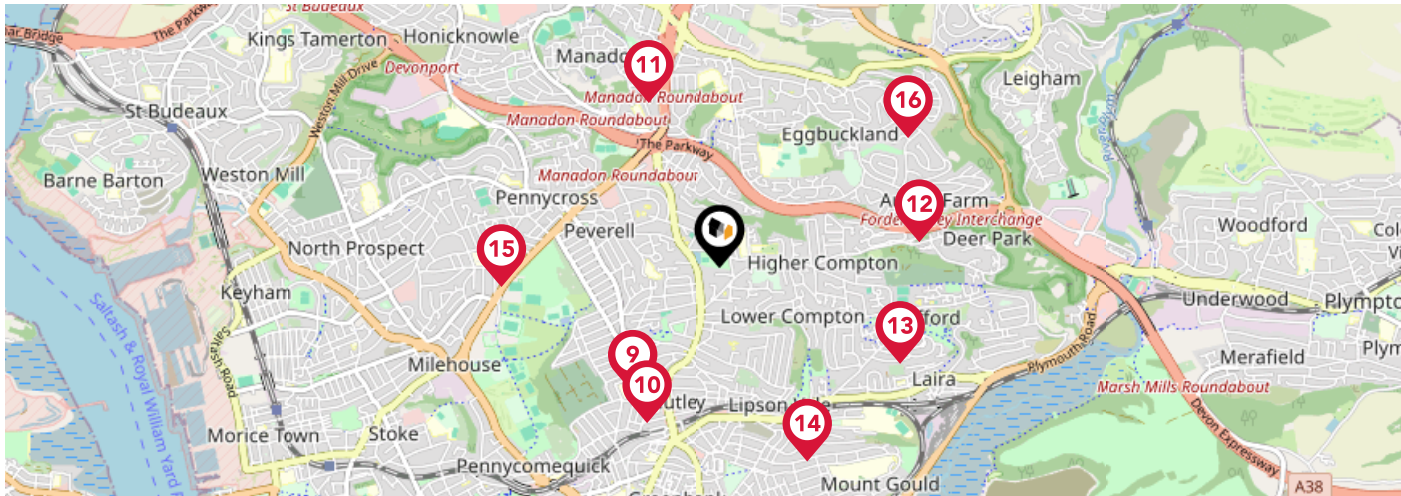
## Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	141 m <sup>2</sup>



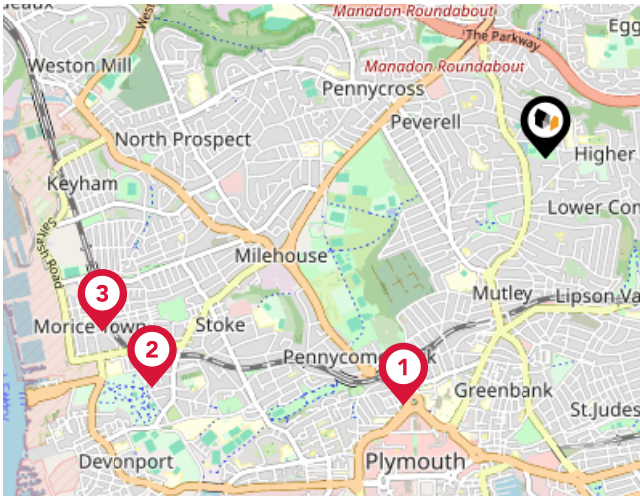


		Nursery	Primary	Secondary	College	Private
 <b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>King's School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Eggbuckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Eggbuckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Widey Court Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Courtlands School</b> Ofsted Rating: Good   Pupils: 107   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Hyde Park Infants' School</b> Ofsted Rating: Not Rated   Pupils: 243   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



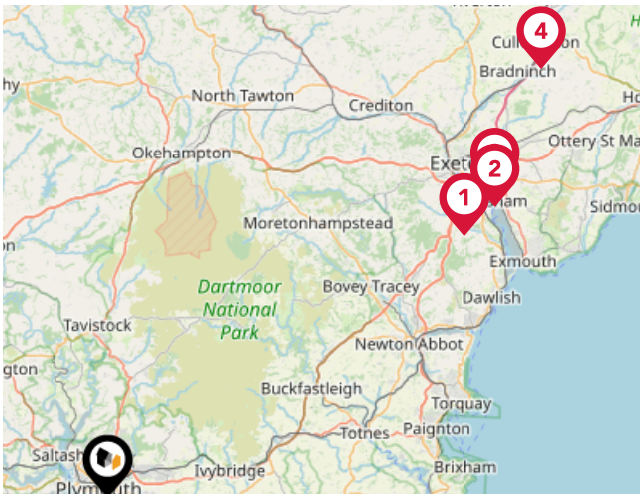
		Nursery	Primary	Secondary	College	Private
	<b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Boniface's RC College</b> Ofsted Rating: Requires improvement   Pupils: 374   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Austin Farm Academy</b> Ofsted Rating: Good   Pupils: 125   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High View School</b> Ofsted Rating: Outstanding   Pupils: 356   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Devonport High School for Girls</b> Ofsted Rating: Good   Pupils: 860   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edward's CofE Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



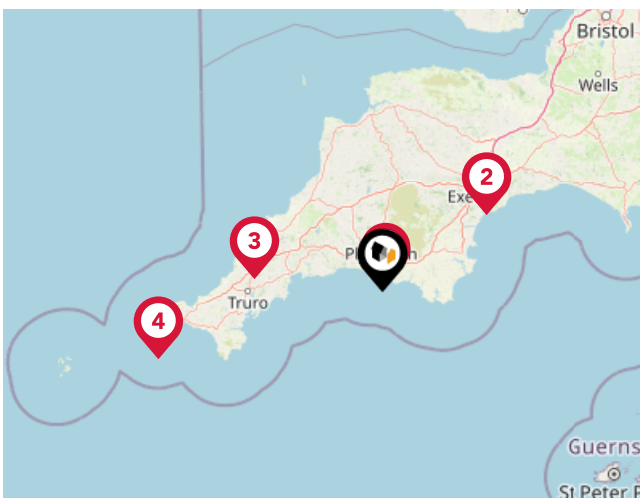
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.34 miles
2	Devonport Rail Station	2.15 miles
3	Dockyard (Plymouth) Rail Station	2.25 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.44 miles
2	M5 J30	36.58 miles
3	M5 J29	37.33 miles
4	M5 J28	45.94 miles

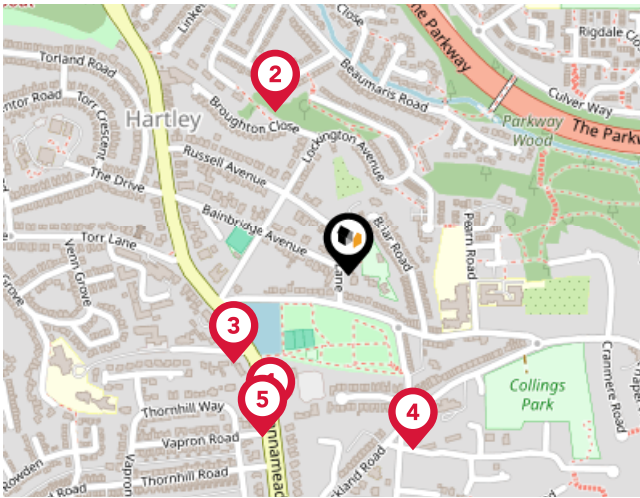


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.12 miles
2	Exeter Airport	39.01 miles
3	St Mawgan	38.81 miles
4	Joppa	71 miles

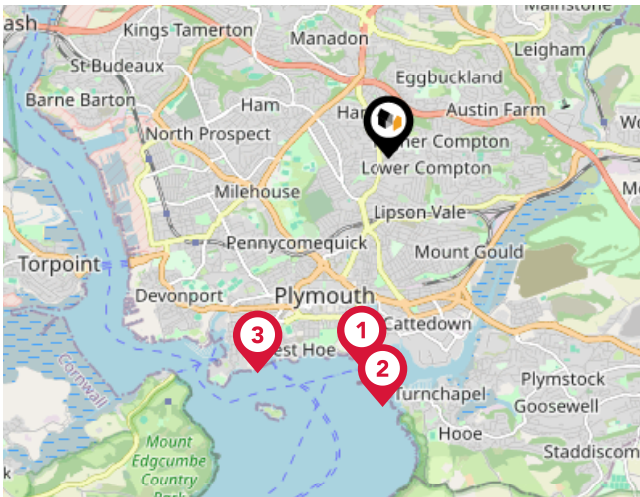


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Church of Latter Day Saints	0.2 miles
2	Powderham Road	0.21 miles
3	Hartley Reservoir	0.17 miles
4	Pearn Home	0.22 miles
5	Vapron Road	0.22 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.99 miles
2	Plymouth Mount Batten Ferry Landing	2.35 miles
3	Plymouth Ferry Terminal	2.38 miles



## Important - Please Read

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# Lang Town & Country

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