

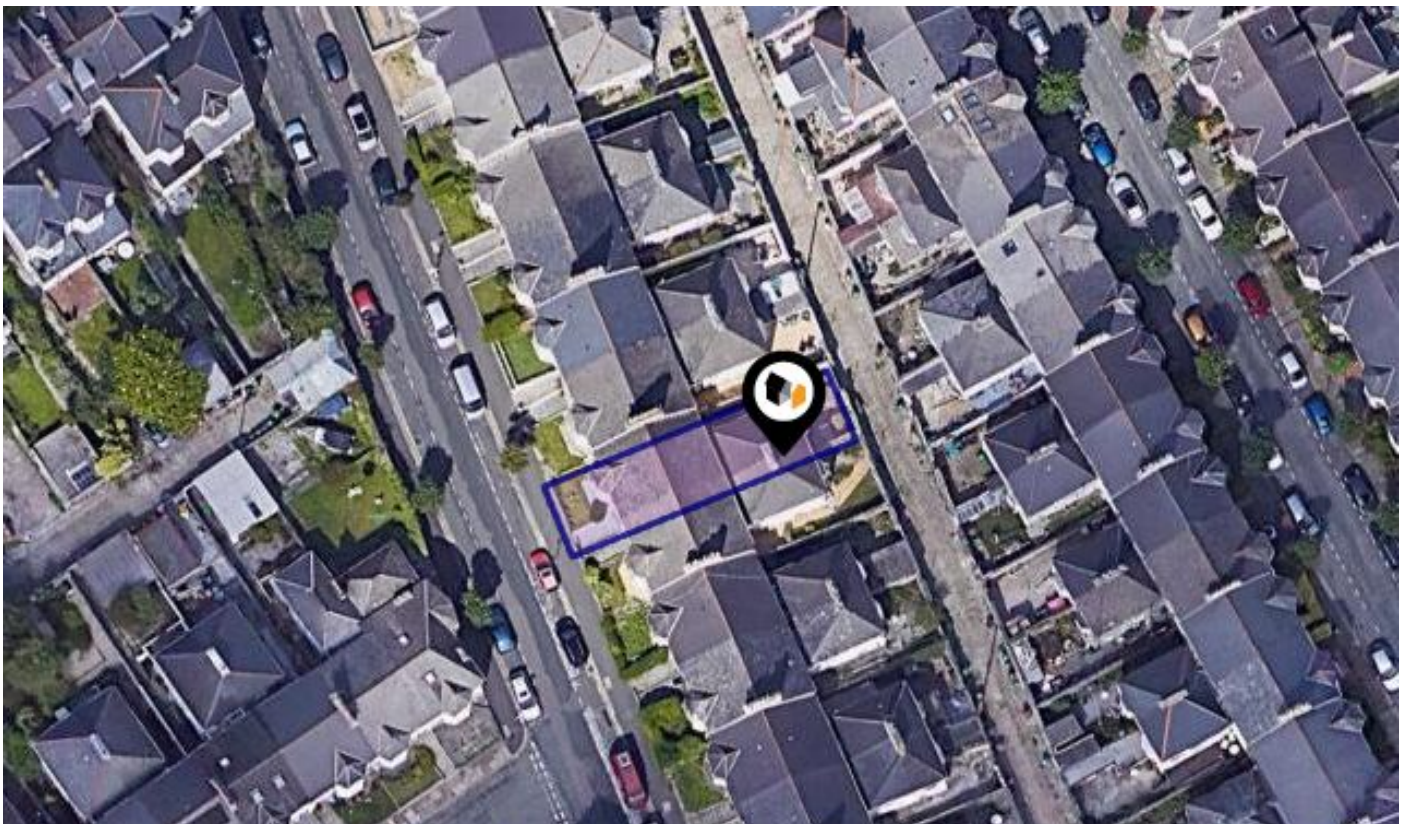


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th September 2024



GREENBANK AVENUE, PLYMOUTH, PL4

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,723		
Title Number:	DN128633		

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)

14 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Greenbank Avenue, PL4

Energy rating

D

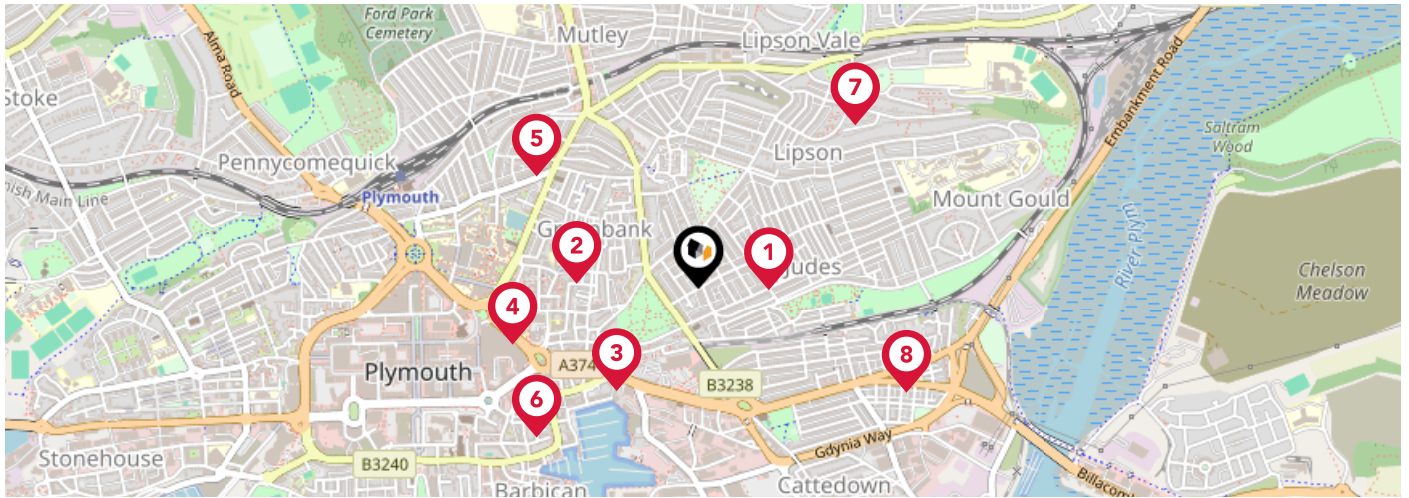
Valid until 06.07.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

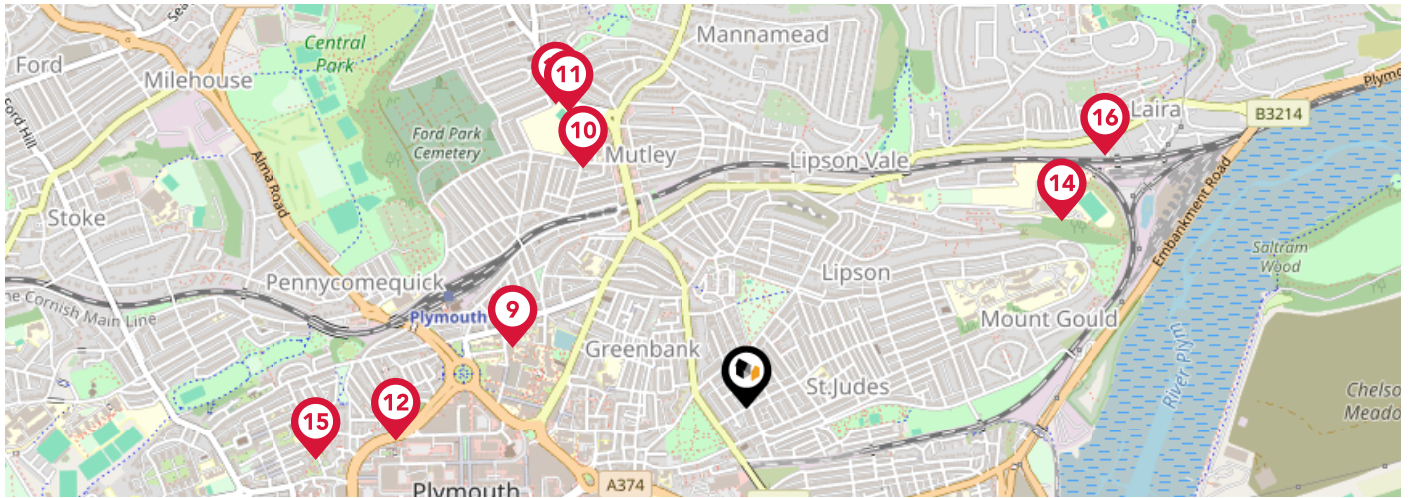
Additional EPC Data









Property Type:	House
Build Form:	Mid-Terrace
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 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 57% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	158 m ²

Area Schools

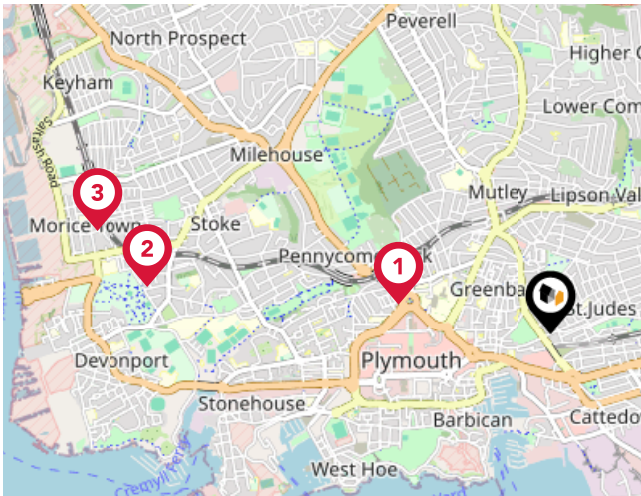


		Nursery	Primary	Secondary	College	Private
1	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



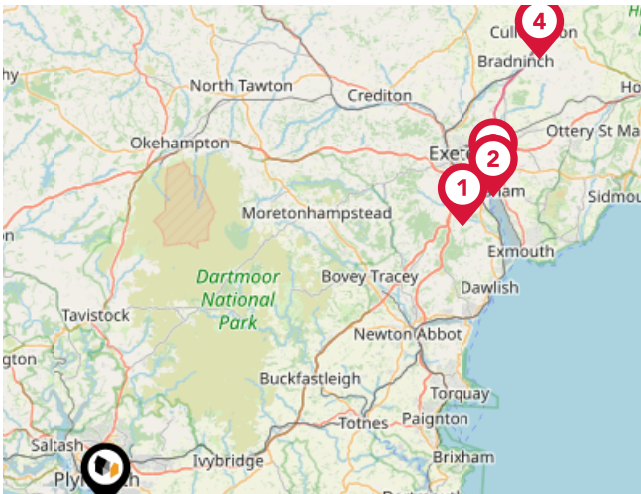
		Nursery	Primary	Secondary	College	Private
	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.83	<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:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



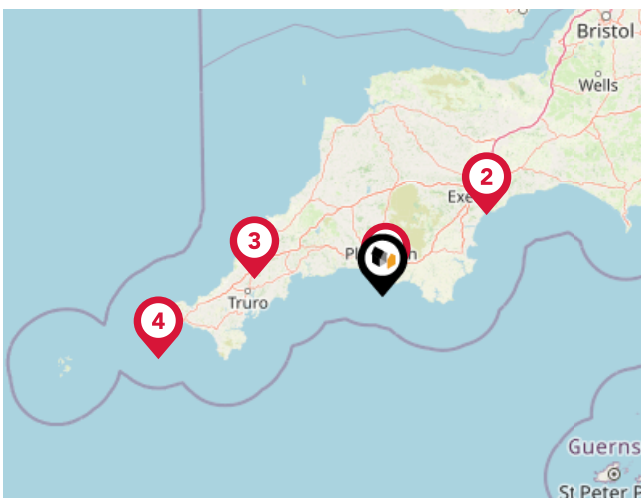
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.73 miles
2	Devonport Rail Station	1.92 miles
3	Dockyard (Plymouth) Rail Station	2.2 miles



Trunk Roads/Motorways

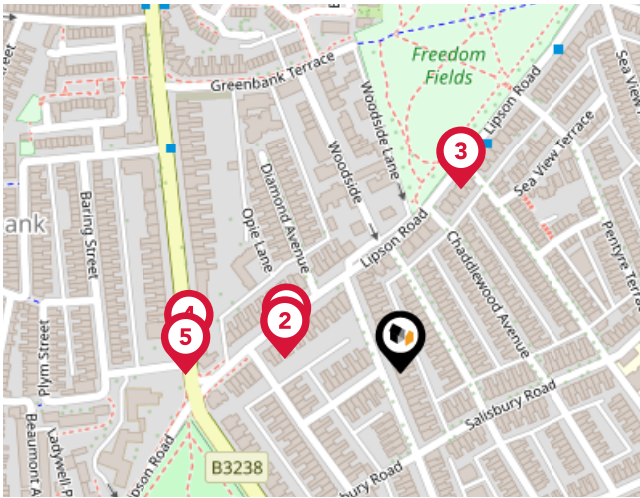
Pin	Name	Distance
1	M5 J31	34.19 miles
2	M5 J30	37.34 miles
3	M5 J29	38.13 miles
4	M5 J28	46.83 miles



Airports/Helipads

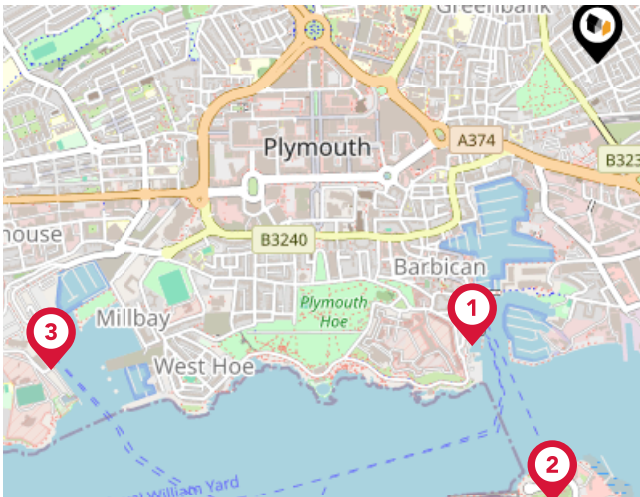
Pin	Name	Distance
1	Glenholt	3.35 miles
2	Exeter Airport	39.77 miles
3	St Mawgan	39.01 miles
4	Joppa	70.7 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Diamond Avenue	0.07 miles
2	May Terrace	0.07 miles
3	Freedom Park	0.11 miles
4	Lipson Court	0.12 miles
5	Baring Street	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.73 miles
2	Plymouth Mount Batten Ferry Landing	1.04 miles
3	Plymouth Ferry Terminal	1.48 miles

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Lang Town & Country

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