

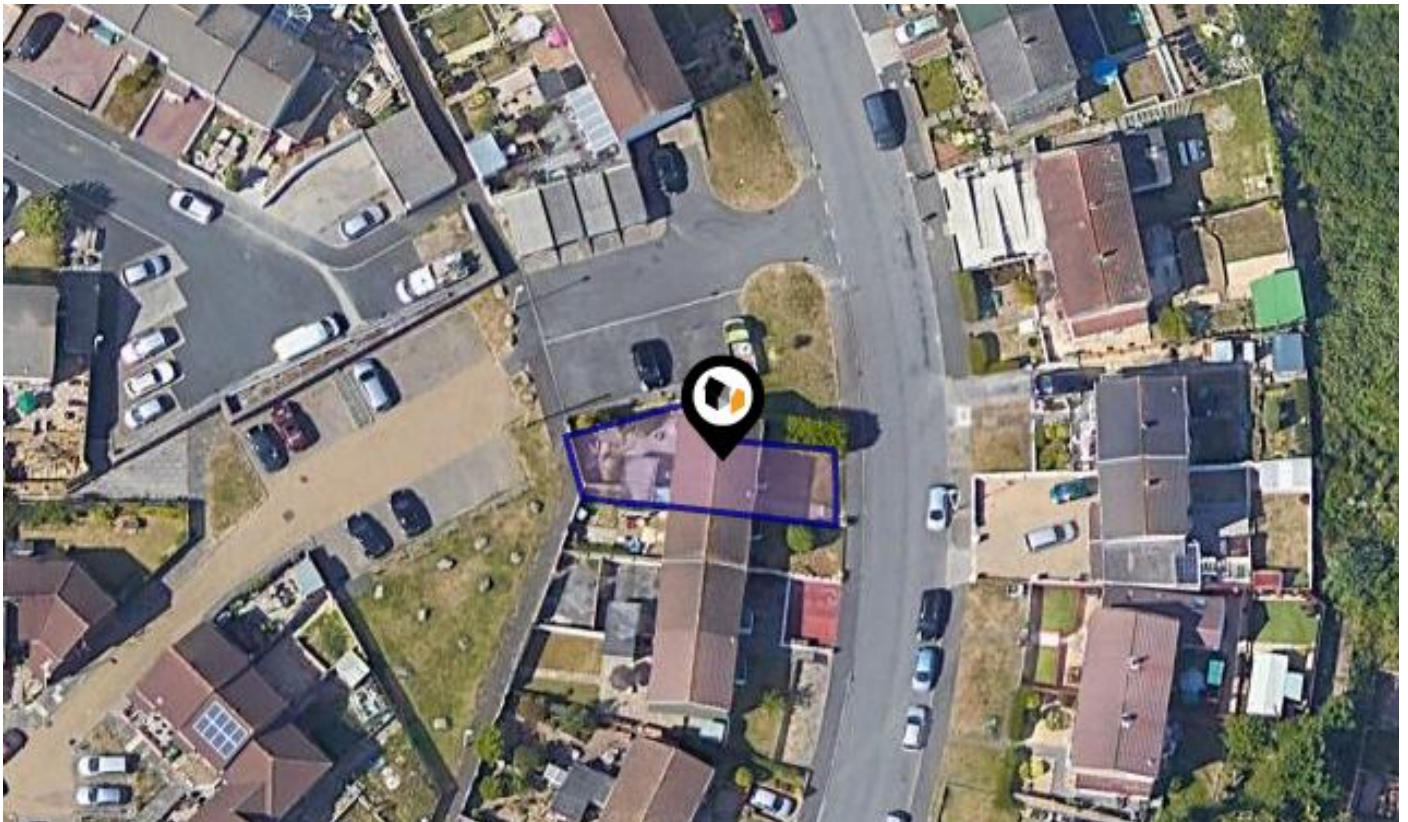


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th September 2024



KINGS TAMERTON ROAD, PLYMOUTH, PL5

Lang Town & Country

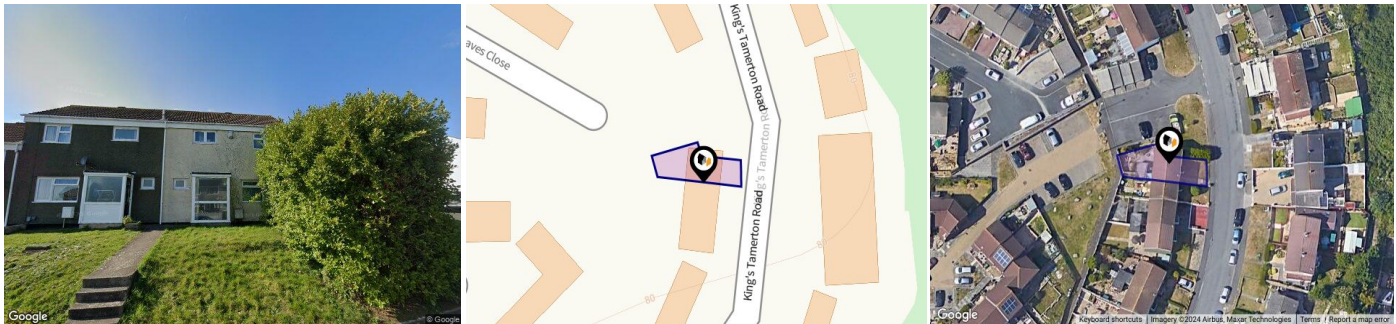
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,477		
Title Number:	DN473061		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	42 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Kings Tamerton Road, PL5

Energy rating

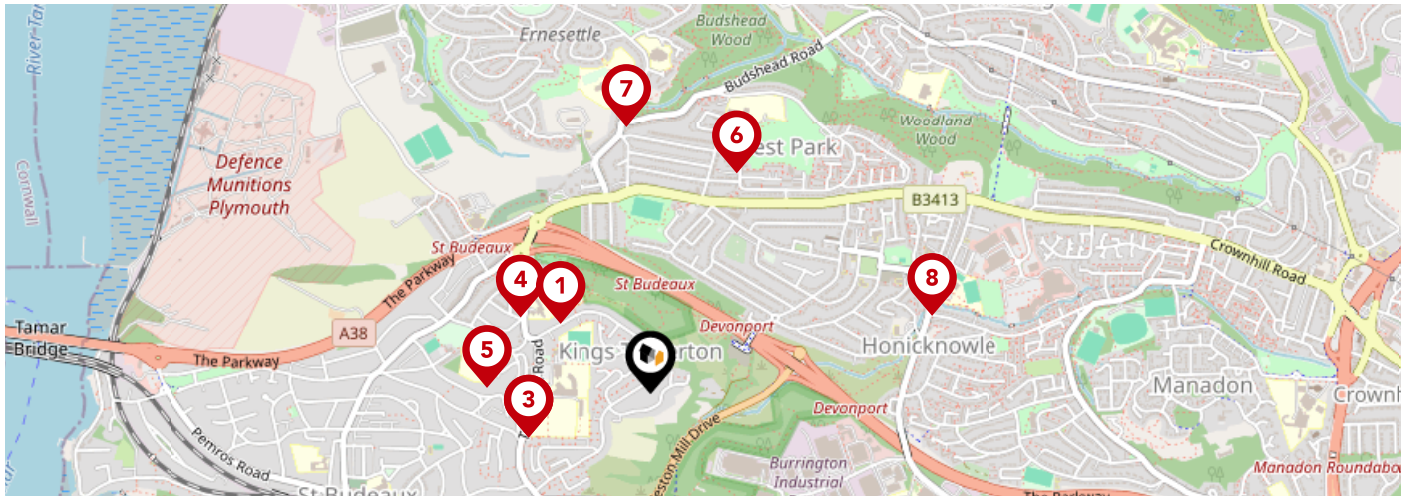
E

Valid until 19.03.2025

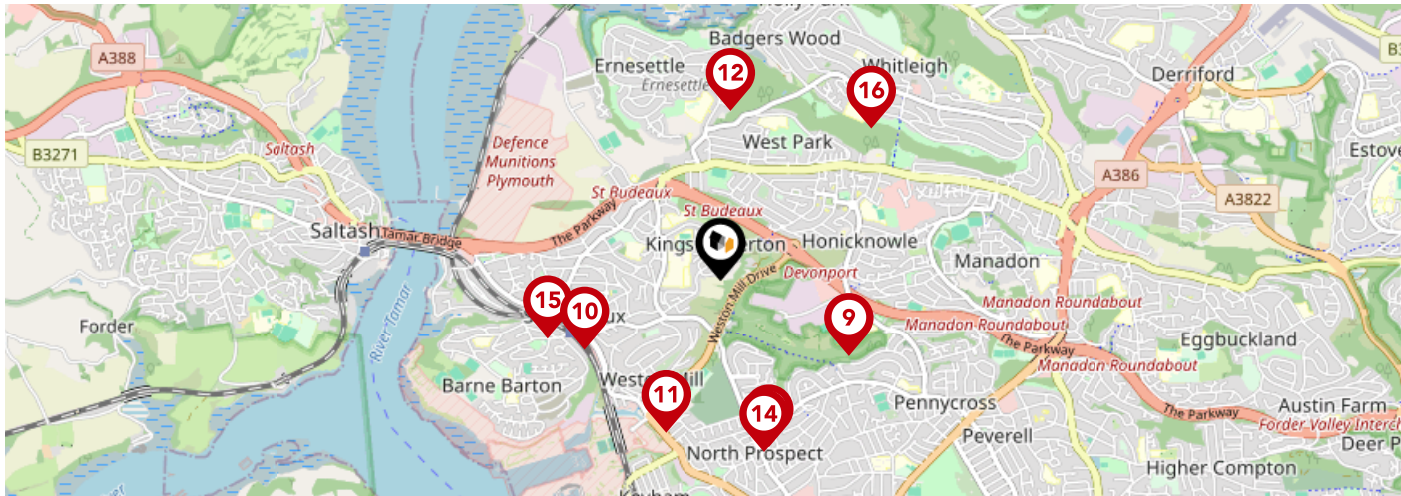
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 8% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

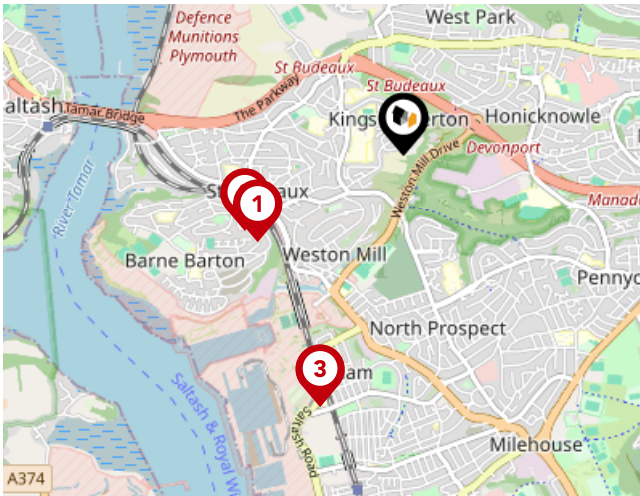


		Nursery	Primary	Secondary	College	Private
1	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



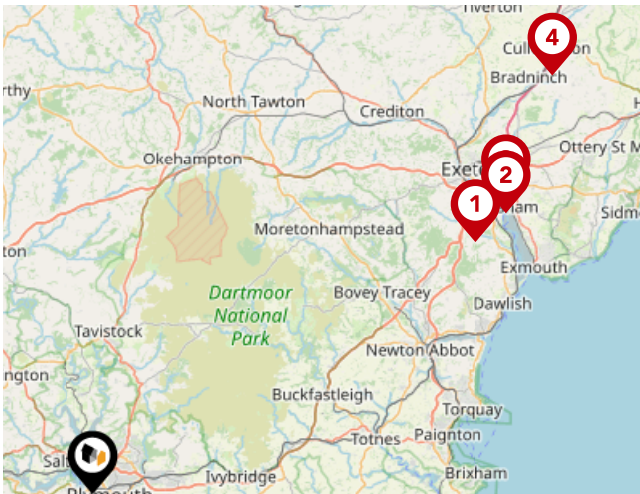
		Nursery	Primary	Secondary	College	Private
9	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.82	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



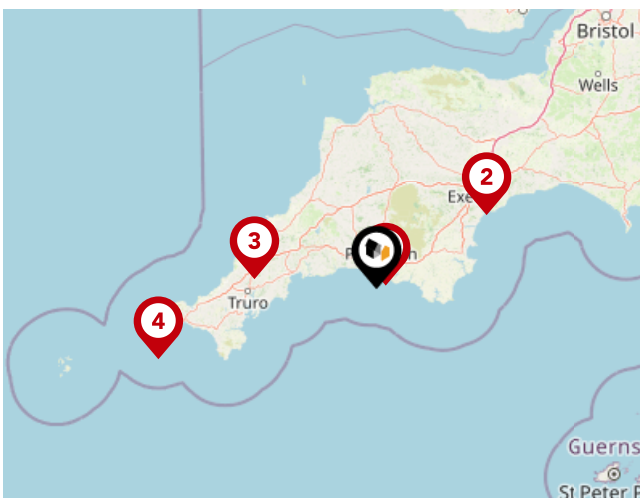
National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	0.8 miles
2	St Budeaux Victoria Road Rail Station	0.83 miles
3	Keyham Rail Station	1.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.45 miles
2	M5 J30	37.56 miles
3	M5 J29	38.28 miles
4	M5 J28	46.66 miles

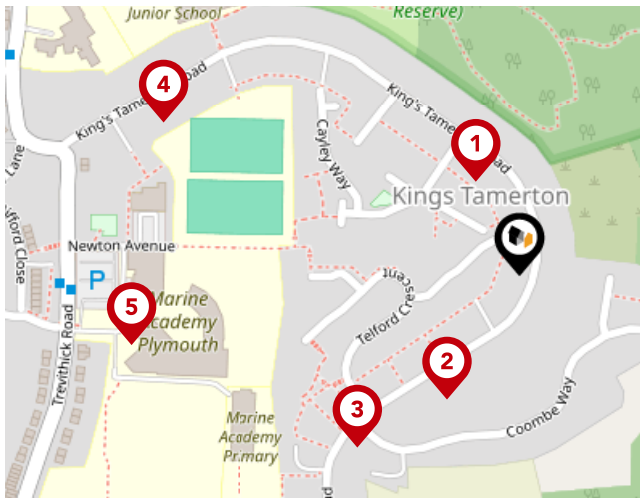


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.88 miles
2	Exeter Airport	40 miles
3	St Mawgan	36.86 miles
4	Joppa	69.47 miles

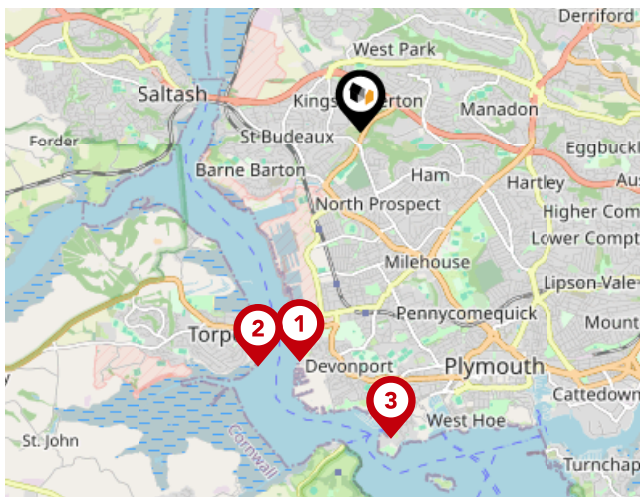
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cayley Way	0.06 miles
2	Coombe Way	0.08 miles
3	Telford Crescent	0.14 miles
4	Kings Tamerton Reservoir	0.23 miles
5	Tamarside School Grounds	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	2.23 miles
2	Torpoint Ferry Terminal	2.41 miles
3	Plymouth Stonehouse Ferry Terminal	2.9 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lang Town & Country

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