

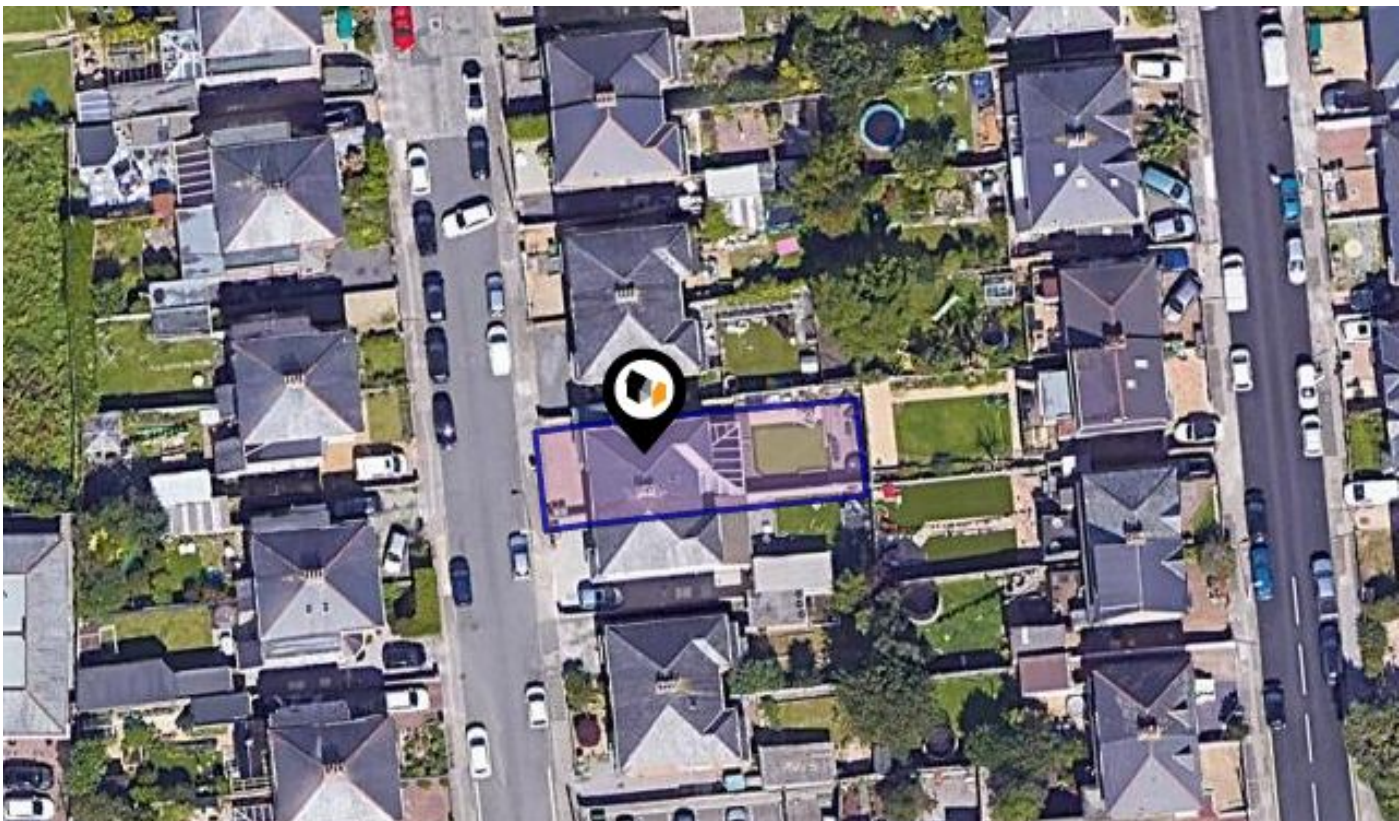


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th November 2024



HOLLYCROFT ROAD, PLYMOUTH, PL3

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,399 ft ² / 130 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN59942		

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)

12 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



PL3

Energy rating

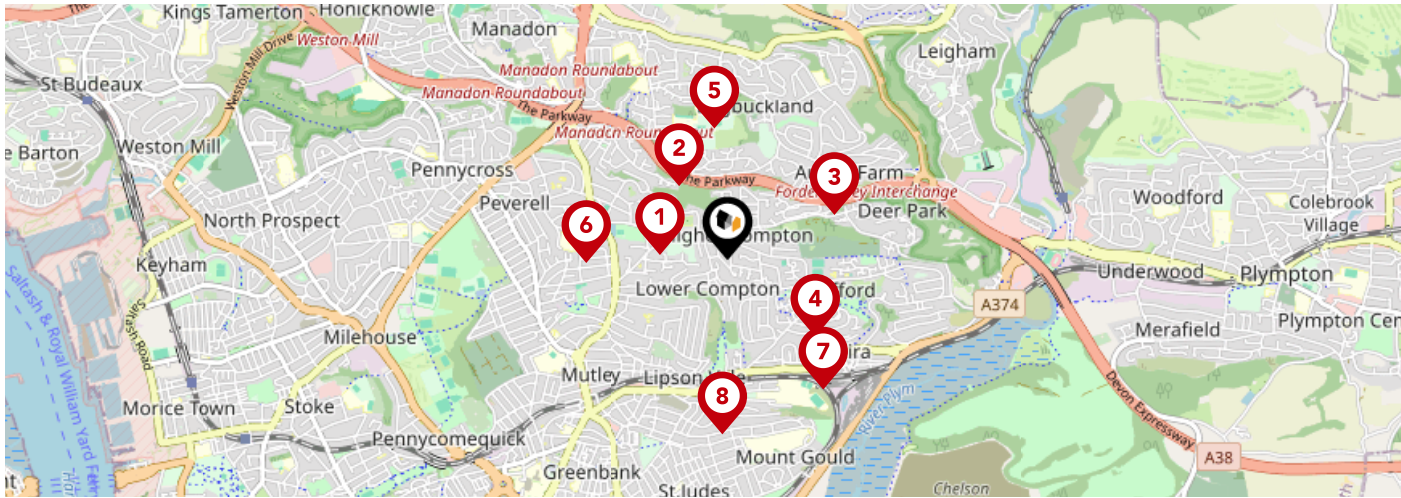
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Valid until 22.09.2034

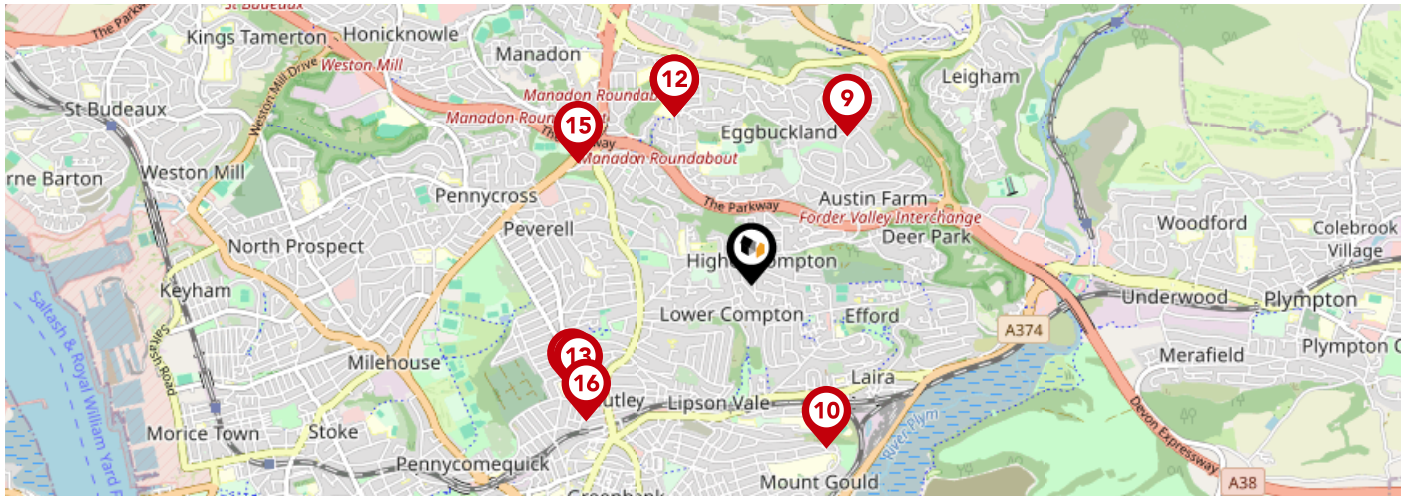
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	130 m ²

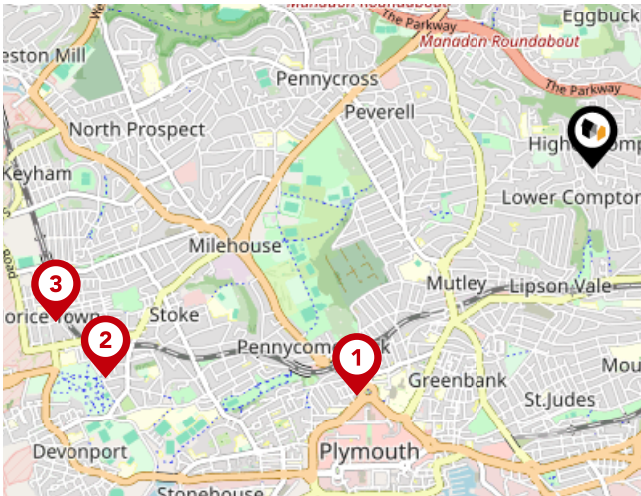


		Nursery	Primary	Secondary	College	Private
1	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



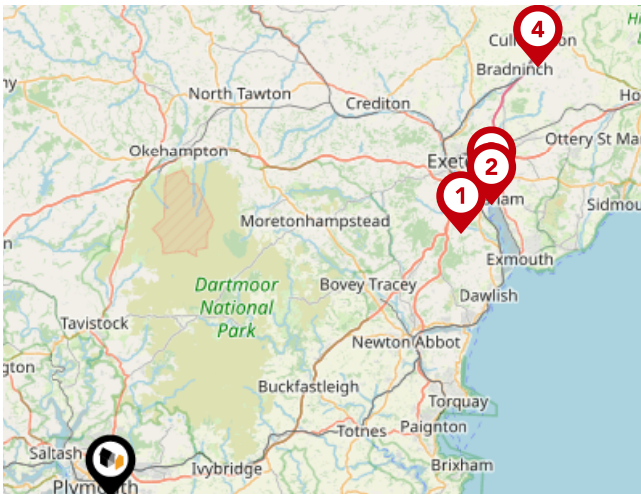
		Nursery	Primary	Secondary	College	Private
	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.96	<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:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:1	<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:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



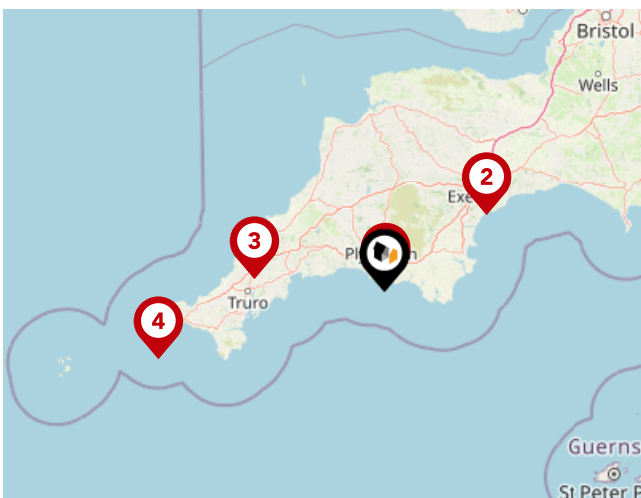
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.54 miles
2	Devonport Rail Station	2.51 miles
3	Dockeyard (Plymouth) Rail Station	2.64 miles



Trunk Roads/Motorways

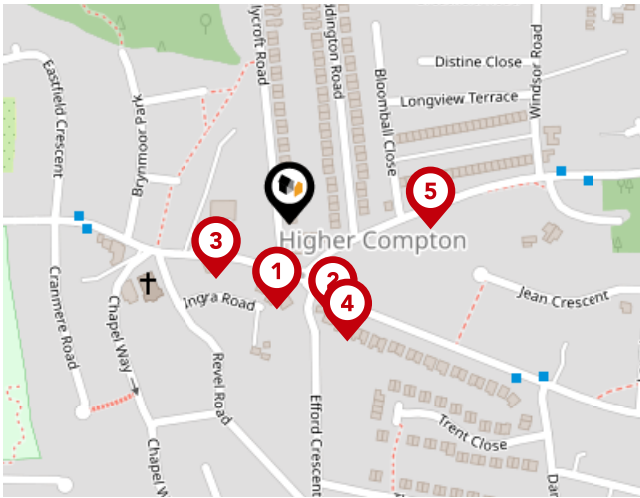
Pin	Name	Distance
1	M5 J31	33.14 miles
2	M5 J30	36.28 miles
3	M5 J29	37.05 miles
4	M5 J28	45.69 miles



Airports/Helipads

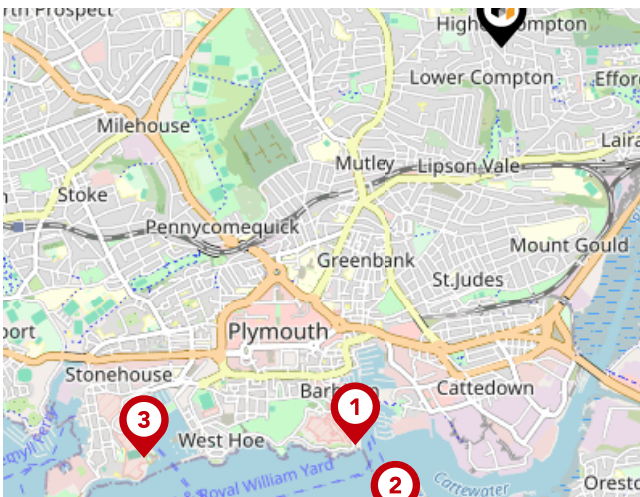
Pin	Name	Distance
1	Glenholt	2.08 miles
2	Exeter Airport	38.71 miles
3	St Mawgan	39.26 miles
4	Joppa	71.41 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bluebird Inn	0.05 miles
2	Bluebird Efford Road	0.06 miles
3	Bluebird	0.05 miles
4	Efford Crescent	0.08 miles
5	Bloomball Close	0.08 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2 miles
2	Plymouth Mount Batten Ferry Landing	2.3 miles
3	Plymouth Ferry Terminal	2.57 miles

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Lang Town & Country

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