

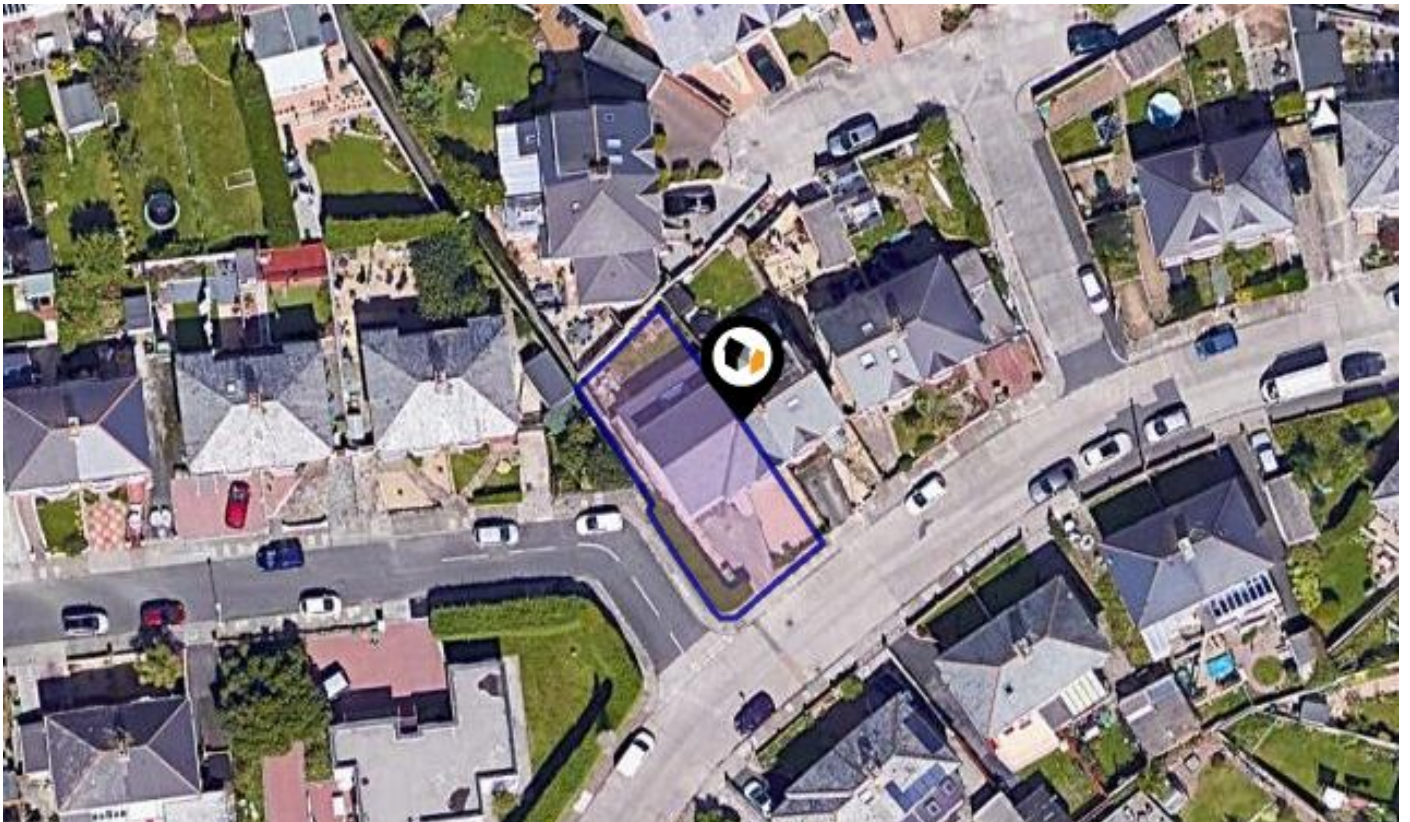


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16<sup>th</sup> October 2024



**41, FURNEAUX ROAD, PLYMOUTH, PL2 3EX**

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	25/01/2022
<b>Bedrooms:</b>	5	<b>Last Sold Price:</b>	£405,000
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£464
<b>Plot Area:</b>	0.06 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,215		
<b>Title Number:</b>	DN284938		
<b>UPRN:</b>	100040441445		

## 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)

**23** mb/s      **1000** mb/s



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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

41, Furneaux Road, PL2 3EX

Energy rating

**D**

Valid until 29.09.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

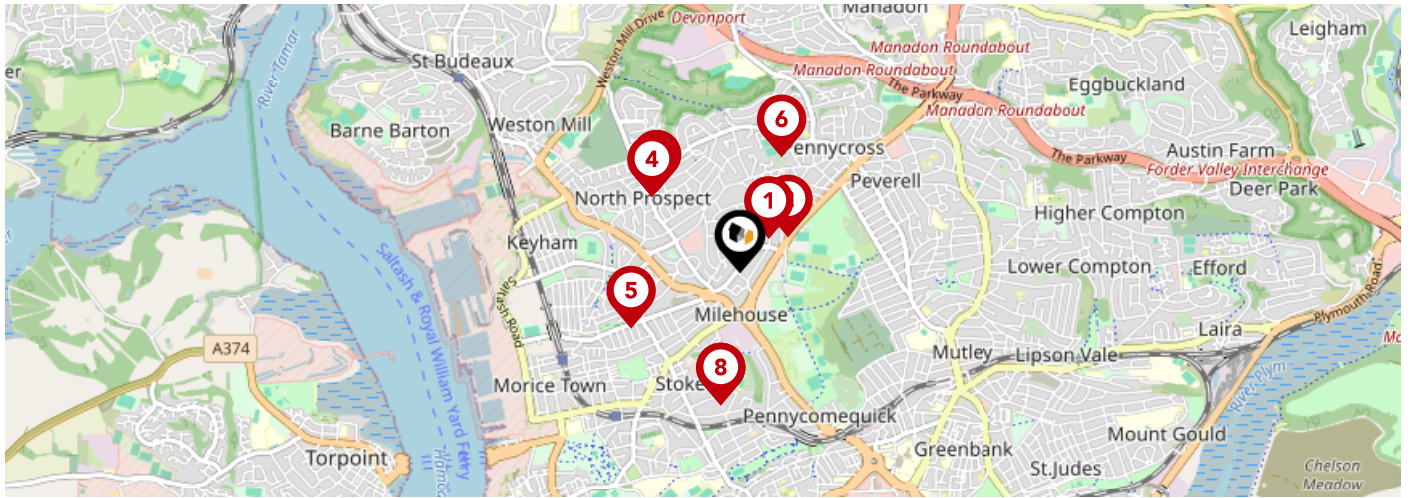
## EPC - Additional Data

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### Additional EPC Data

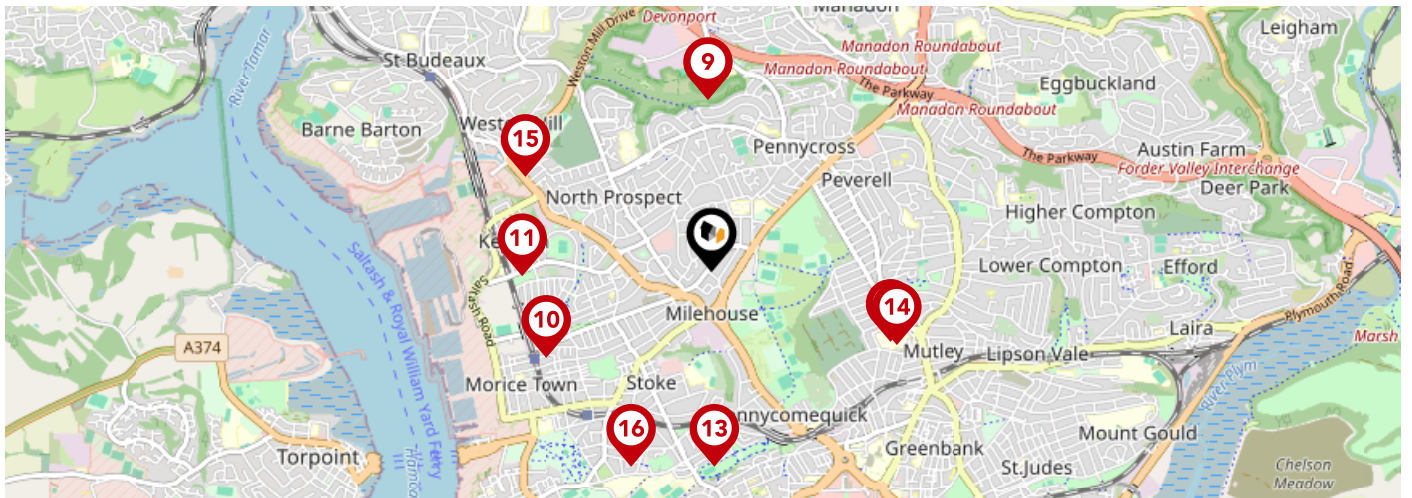
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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 23% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Montpelier Primary School</b> Ofsted Rating: Good   Pupils: 652   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Devonport High School for Girls</b> Ofsted Rating: Good   Pupils: 860   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ham Drive Nursery School and Day Care</b> Ofsted Rating: Good   Pupils: 78   Distance:0.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mayflower Academy</b> Ofsted Rating: Outstanding   Pupils: 458   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ford Primary School</b> Ofsted Rating: Requires improvement   Pupils: 214   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Pennycross Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stoke Damerel Community College</b> Ofsted Rating: Good   Pupils: 1301   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

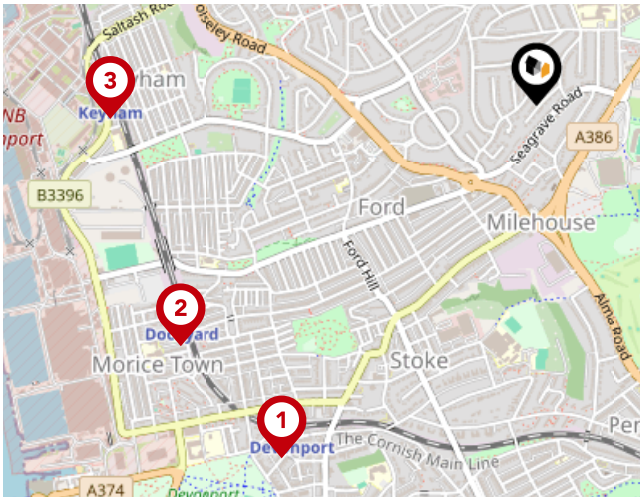
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>All Saints Church of England Academy</b> Ofsted Rating: Good   Pupils: 616   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>College Road Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Keyham Barton Catholic Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.93	<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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Weston Mill Community Primary Academy</b> Ofsted Rating: Good   Pupils: 211   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

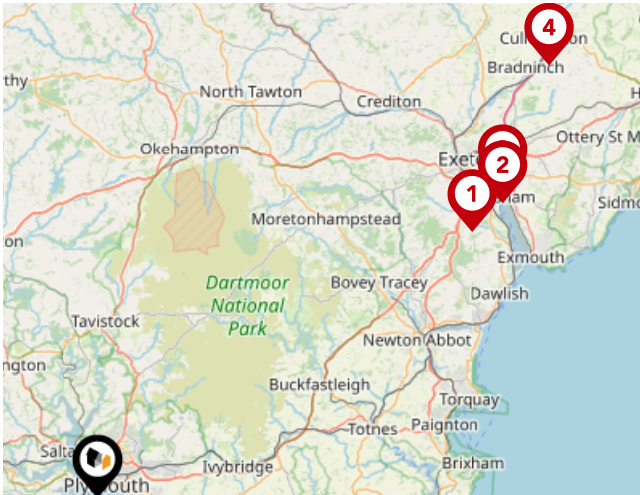
# Area

## Transport (National)



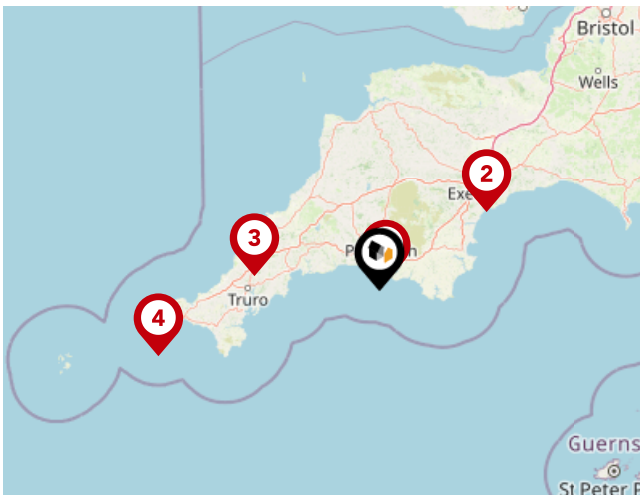
### National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.03 miles
2	Dockyard (Plymouth) Rail Station	1.01 miles
3	Keyham Rail Station	1.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.6 miles
2	M5 J30	37.73 miles
3	M5 J29	38.48 miles
4	M5 J28	47.01 miles

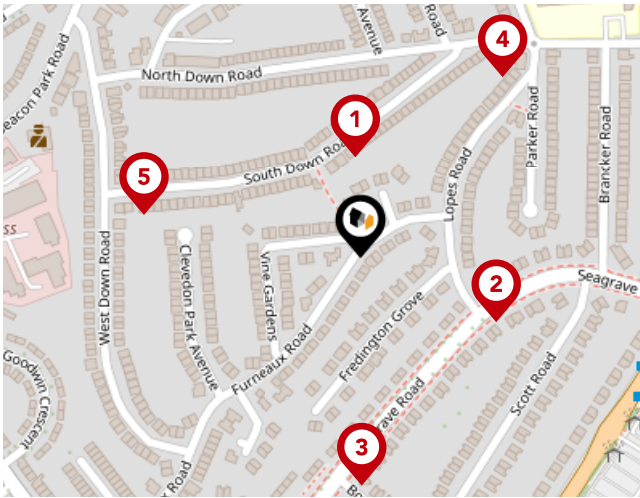


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.03 miles
2	Exeter Airport	40.17 miles
3	St Mawgan	37.59 miles
4	Joppa	69.73 miles

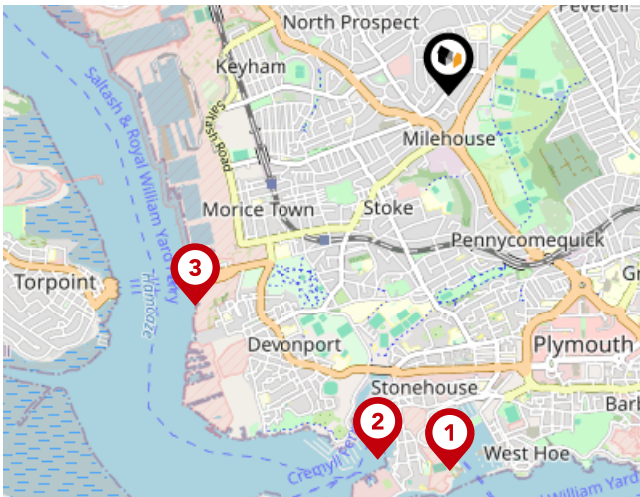
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	South Down Road East	0.06 miles
2	Lopes Road	0.09 miles
3	Bowers Road	0.13 miles
4	North Down Road East	0.14 miles
5	South Down Road West	0.13 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	1.77 miles
2	Plymouth Stonehouse Ferry Terminal	1.75 miles
3	Devonport Ferry Terminal	1.55 miles



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