

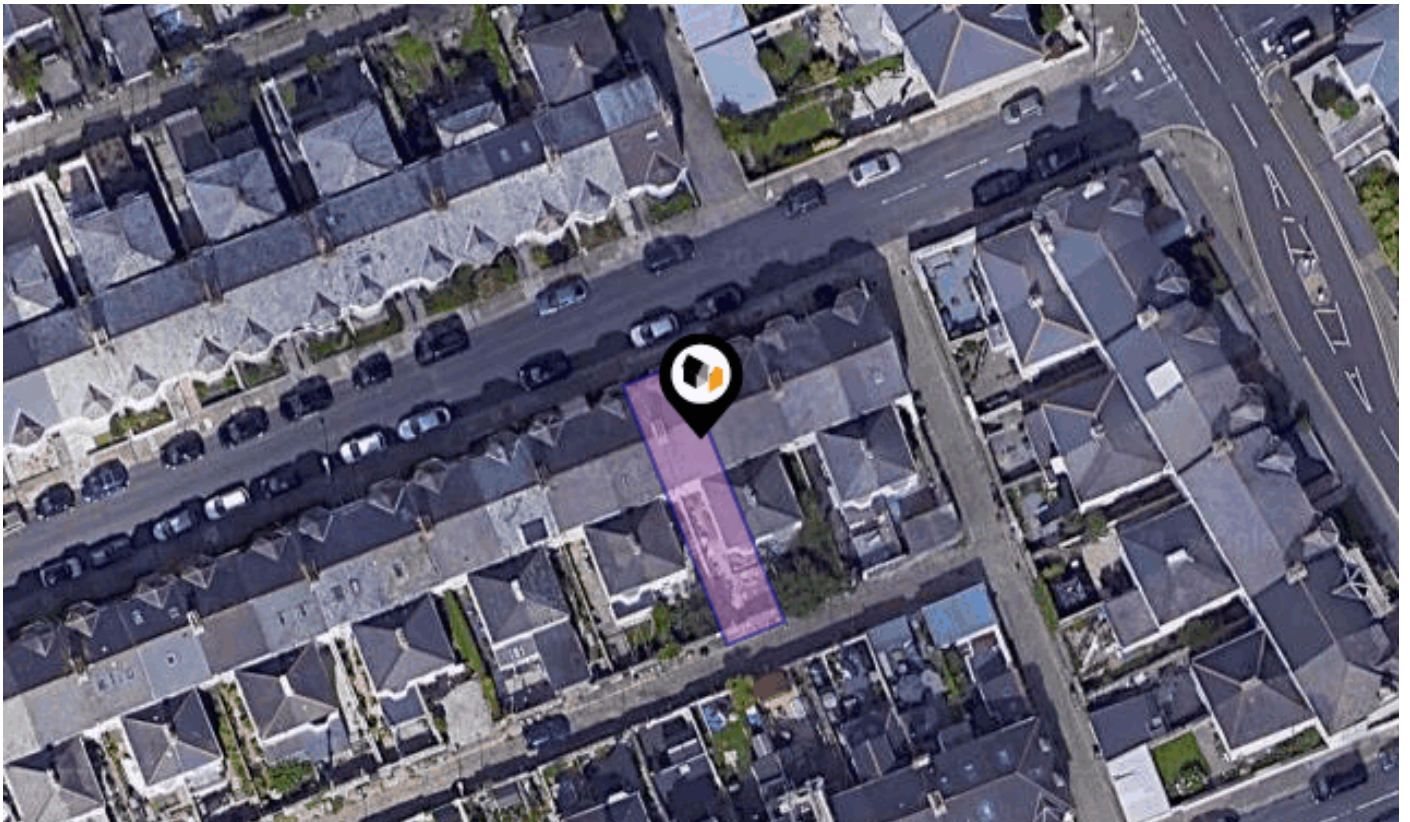


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th October 2024



7, ROSSLYN PARK ROAD, PLYMOUTH, PL3 4LL

6 Mannamead Road Plymouth Devon PL4 7AA

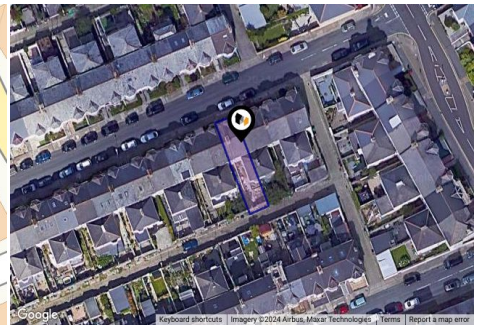
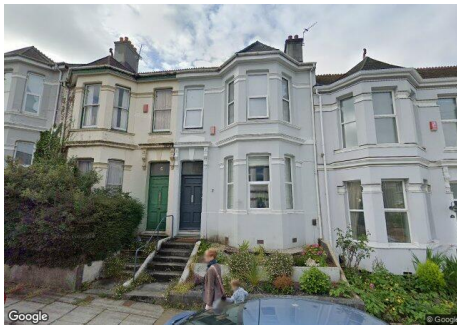
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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,410 ft ² / 131 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,969
Title Number:	DN66799
UPRN:	100040481944

Last Sold Date:	16/12/2019
Last Sold Price:	£225,000
Last Sold £/ft²:	£159
Tenure:	Freehold

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)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

7, Rosslyn Park Road, PL3 4LL

Energy rating

D

Valid until 16.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

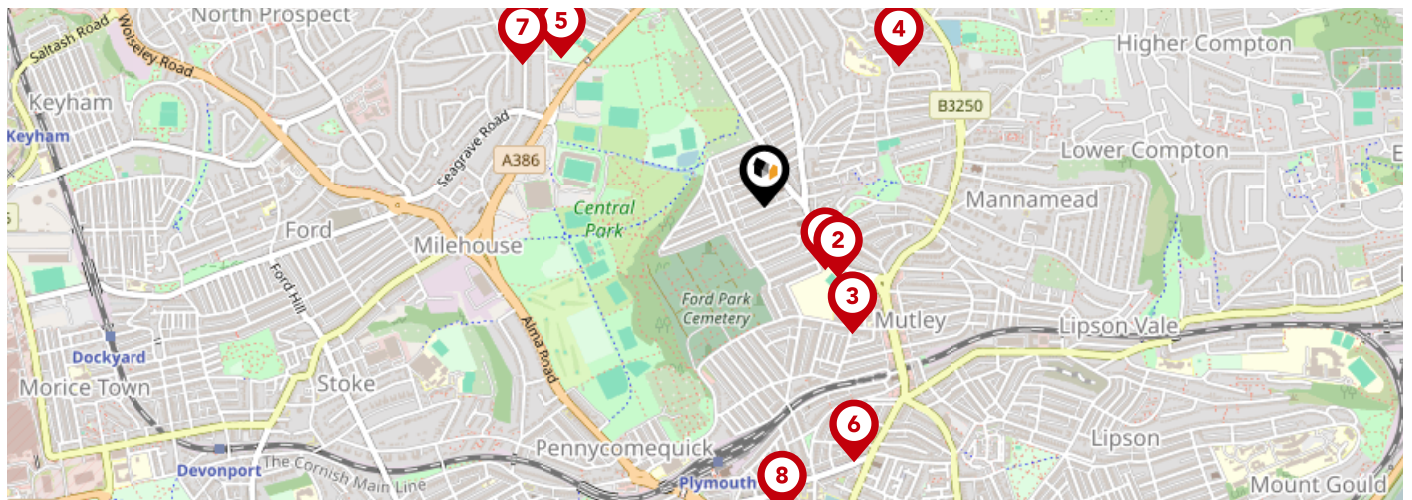
Property

EPC - Additional Data

Additional EPC Data

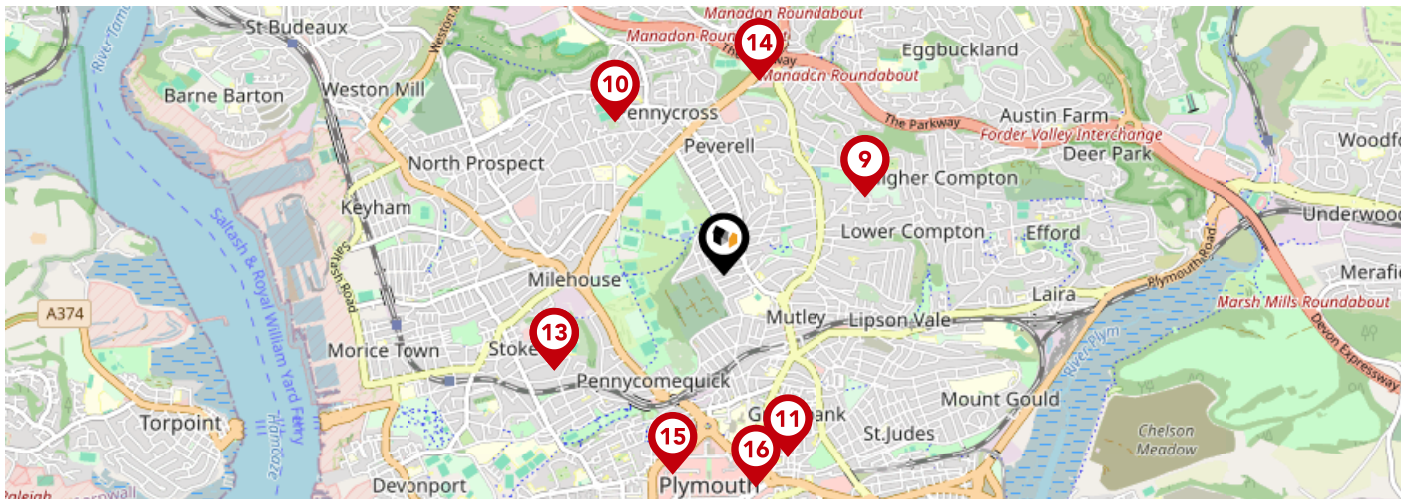
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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 53% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	131 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

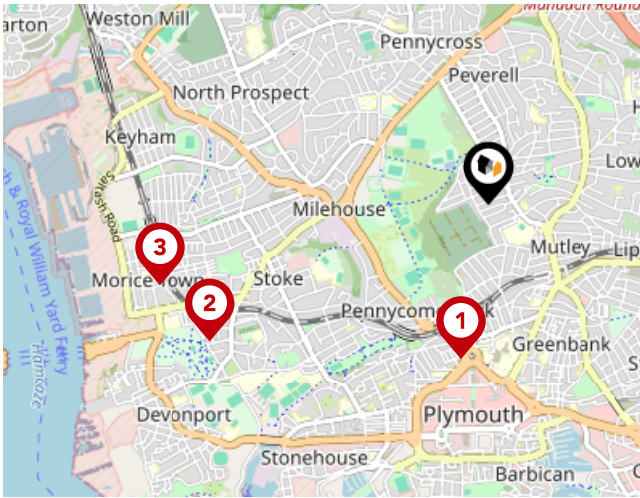
Area Schools



		Nursery	Primary	Secondary	College	Private
	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.94	<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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

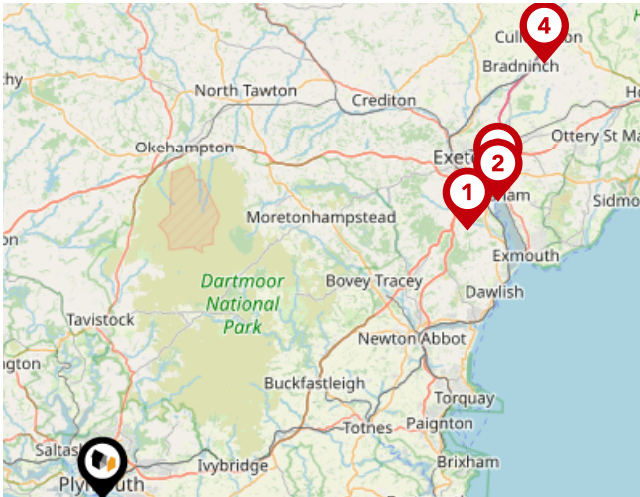
Area

Transport (National)



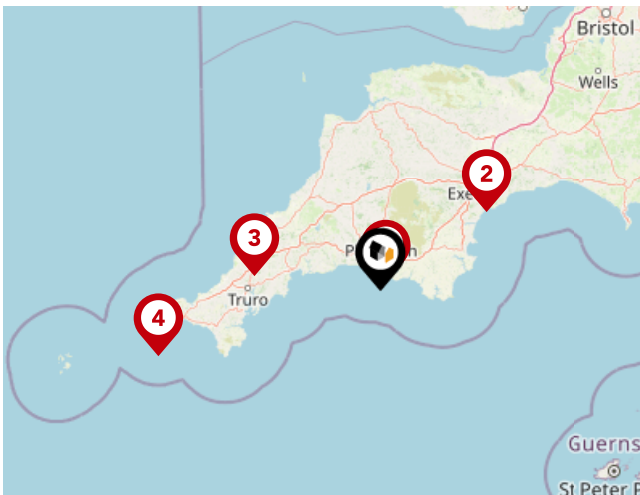
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.73 miles
2	Devonport Rail Station	1.46 miles
3	Dockyard (Plymouth) Rail Station	1.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.14 miles
2	M5 J30	37.27 miles
3	M5 J29	38.03 miles
4	M5 J28	46.63 miles

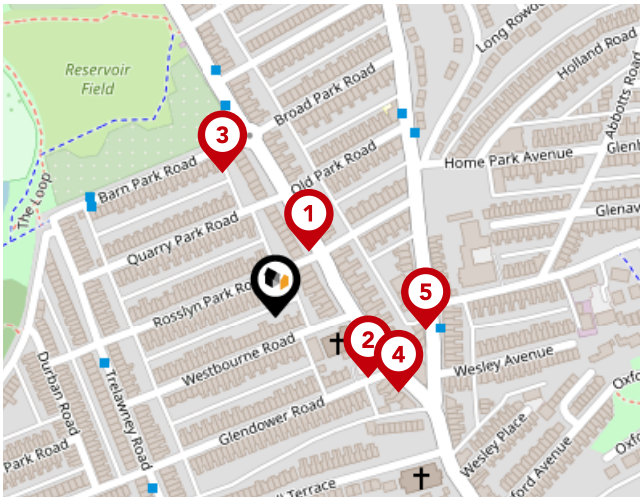


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.75 miles
2	Exeter Airport	39.71 miles
3	St Mawgan	38.32 miles
4	Joppa	70.36 miles

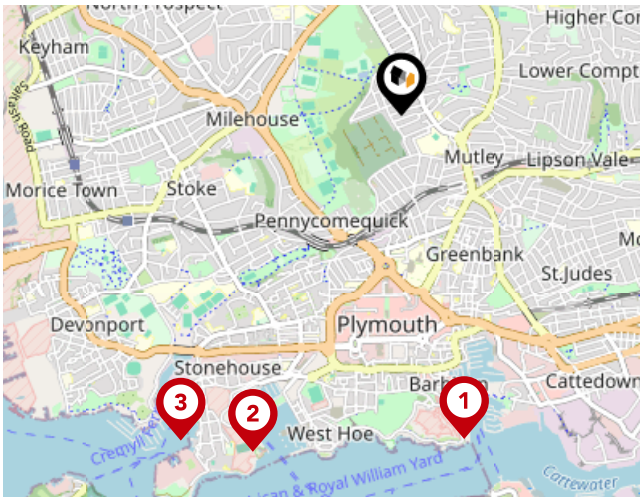
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Park Road West	0.04 miles
2	Beacon Park Baptist Church	0.07 miles
3	Barn Park Road	0.09 miles
4	Peverell Park Road	0.09 miles
5	Hyde Park Cars	0.09 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.56 miles
2	Plymouth Ferry Terminal	1.74 miles
3	Plymouth Stonehouse Ferry Terminal	1.86 miles

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