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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st November 2024



TRERULEFOOT, SALTASH, PL12

Lang Town & Country

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,851 ft ² / 172 m ²		
Plot Area:	1.28 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,863		
Title Number:	CL199428		

Local Area

Local Authority:	Cornwall
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

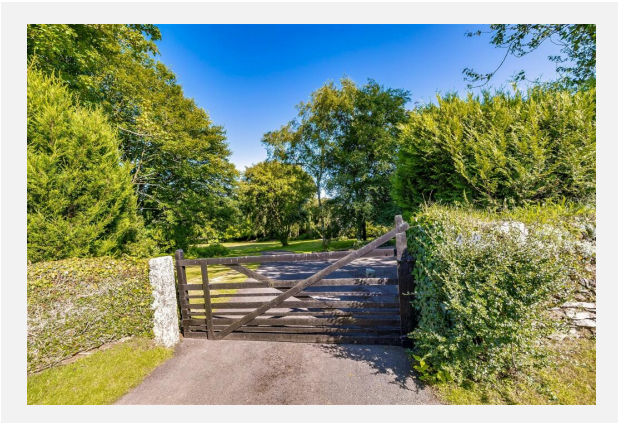
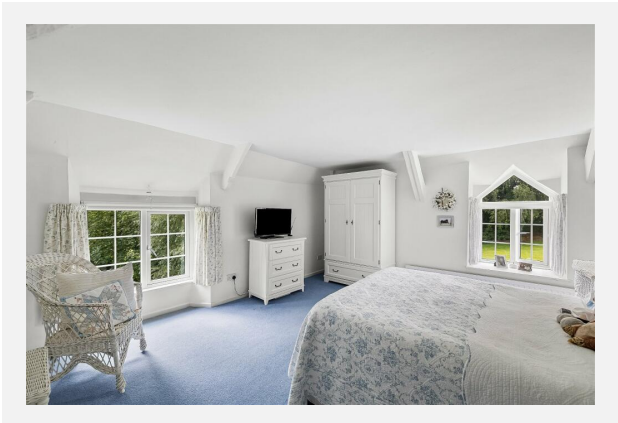
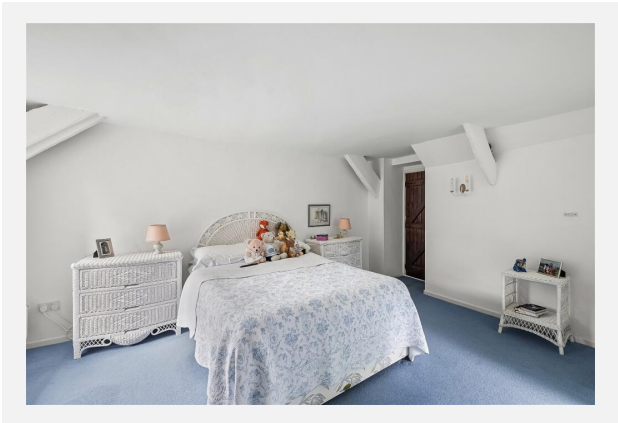
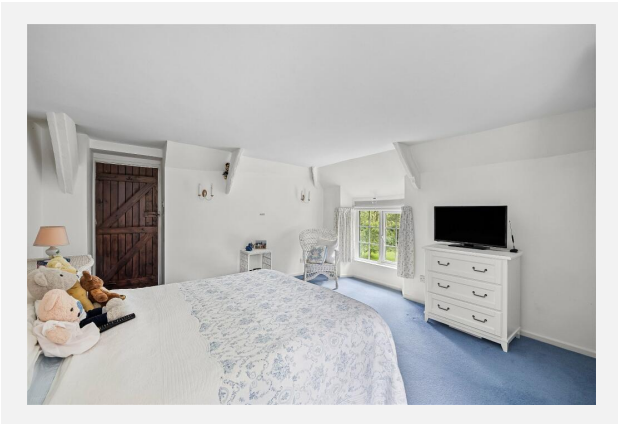
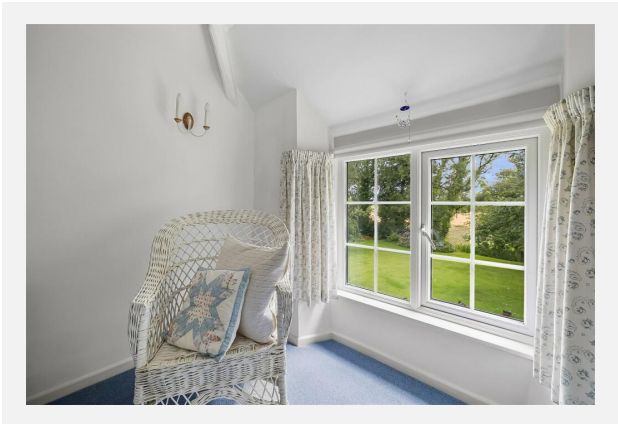
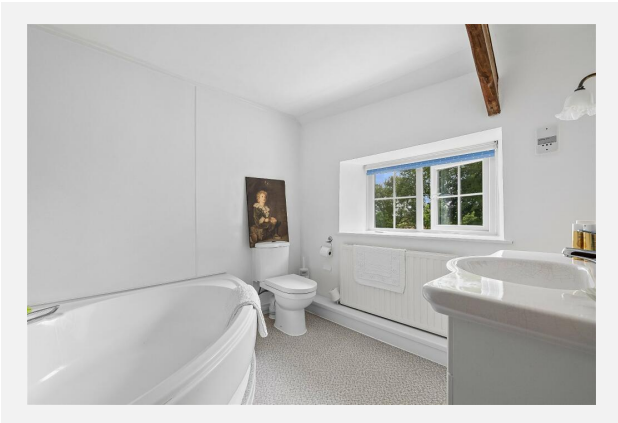
9 mb/s	1000 mb/s
	

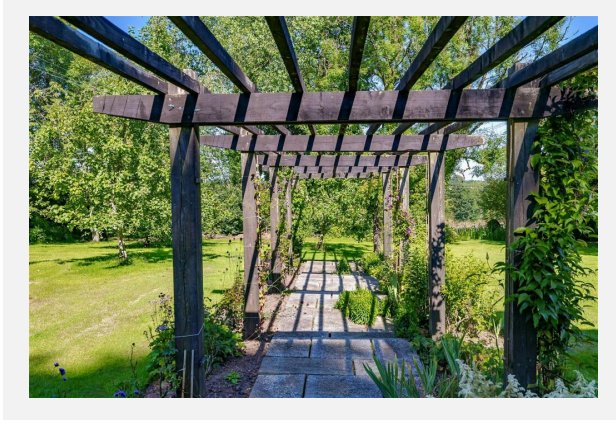
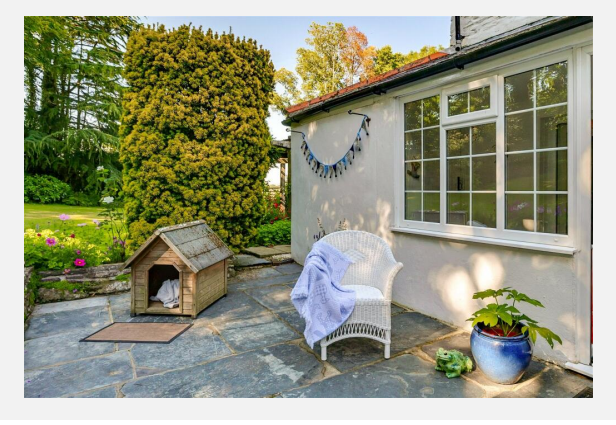
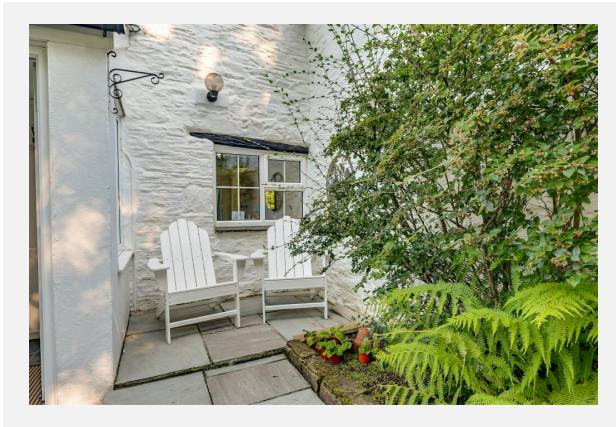
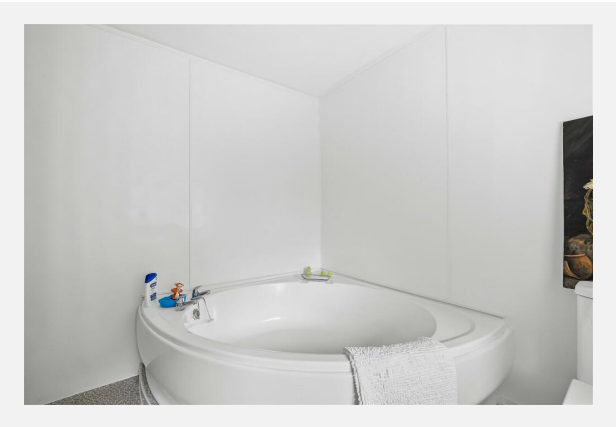
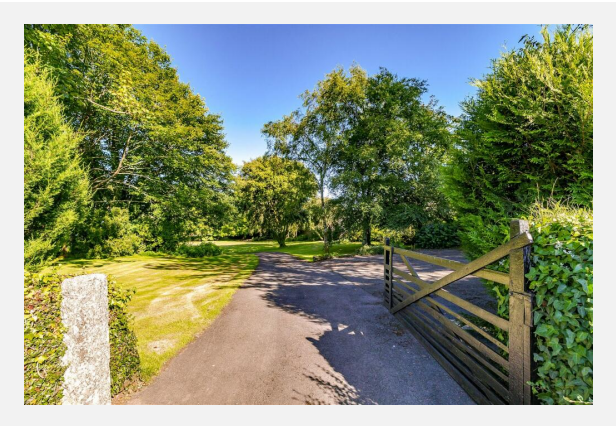
Mobile Coverage: (based on calls indoors)

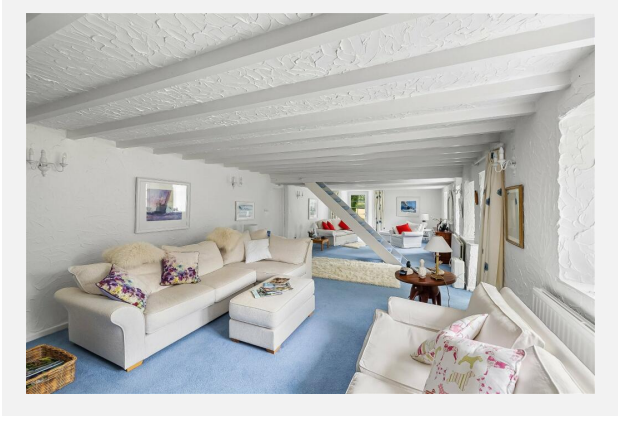
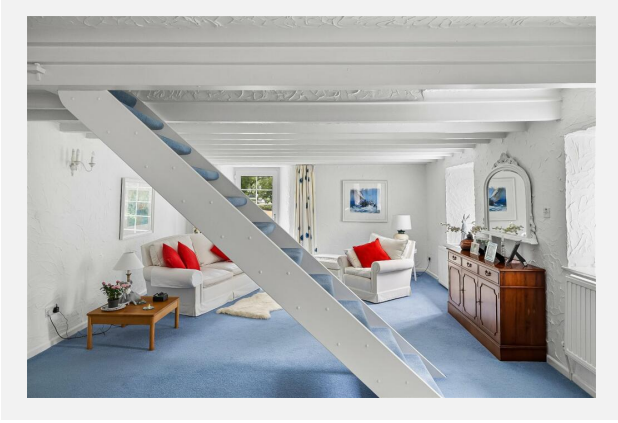
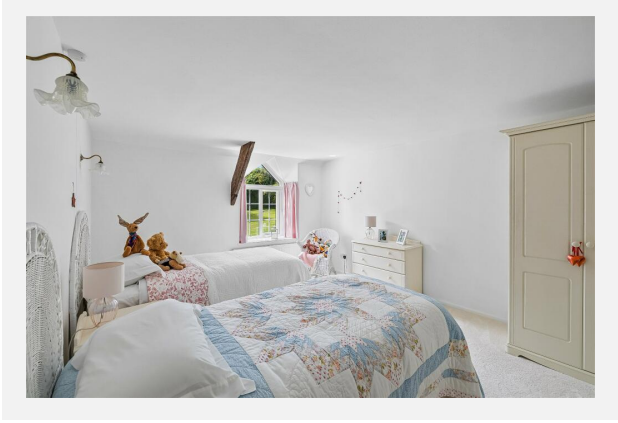


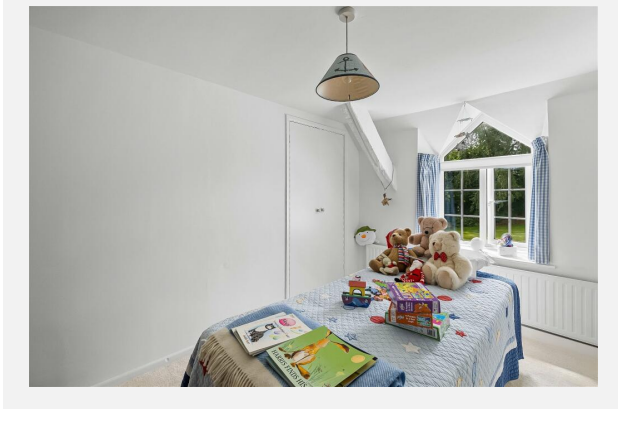
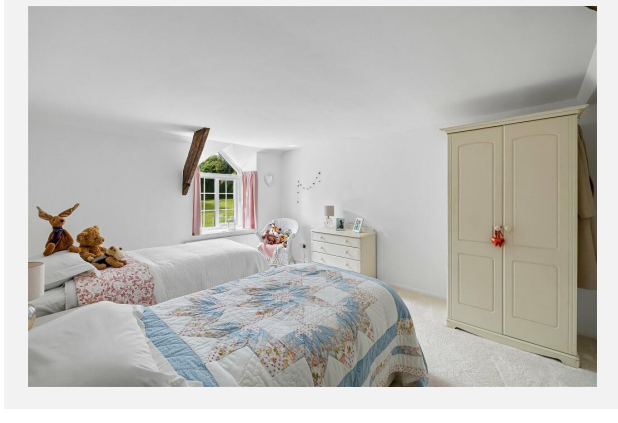
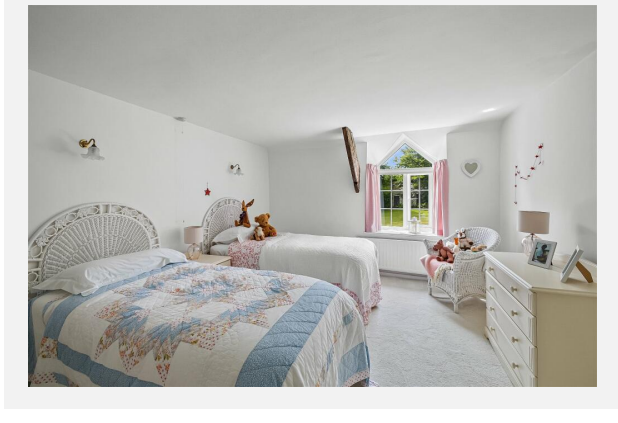
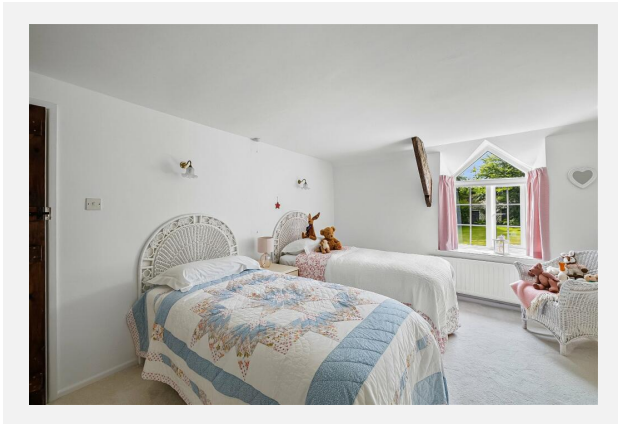
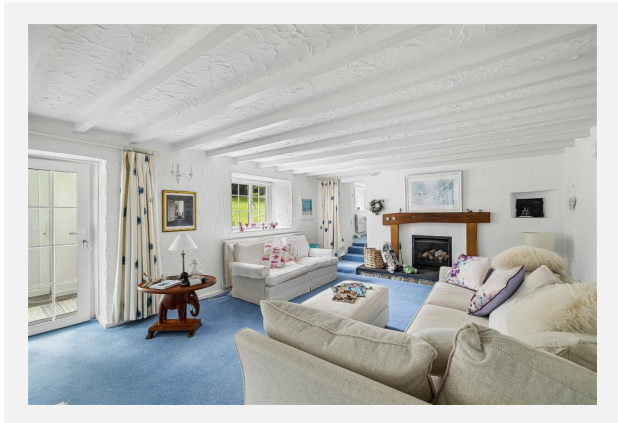
Satellite/Fibre TV Availability:

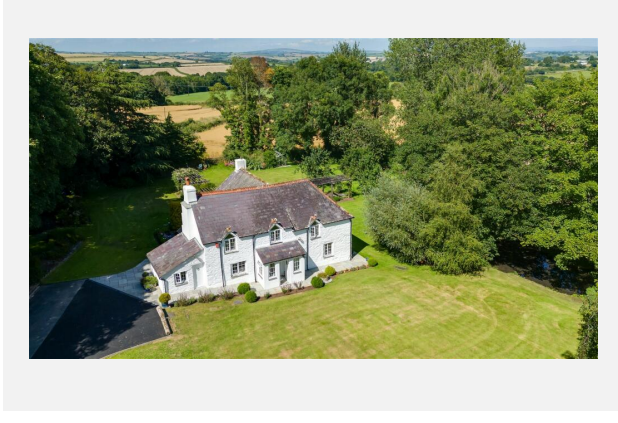
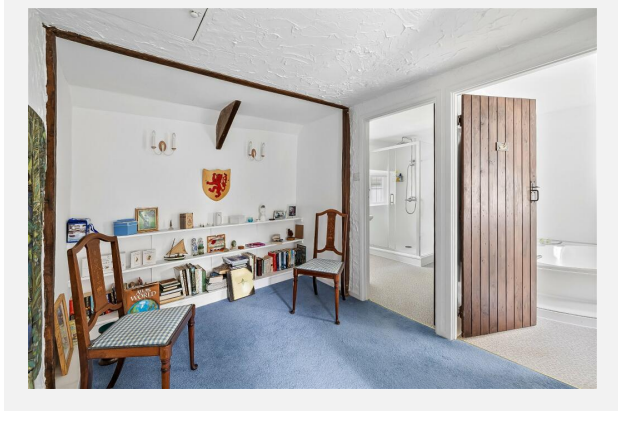
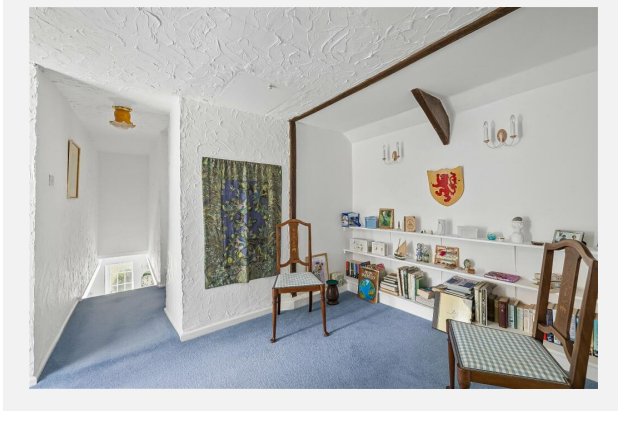
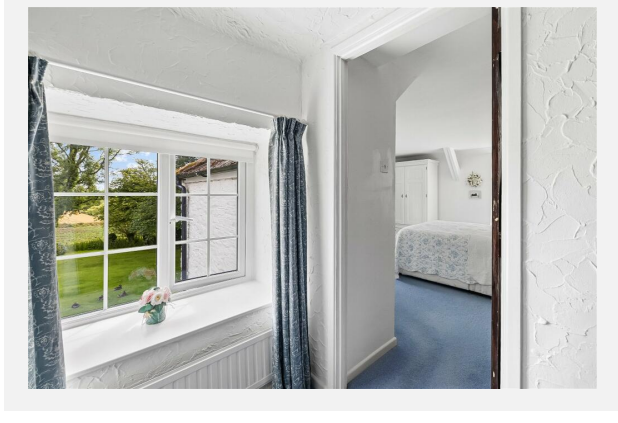
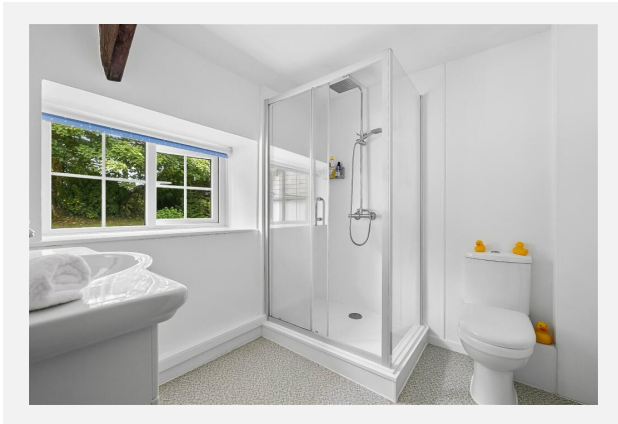
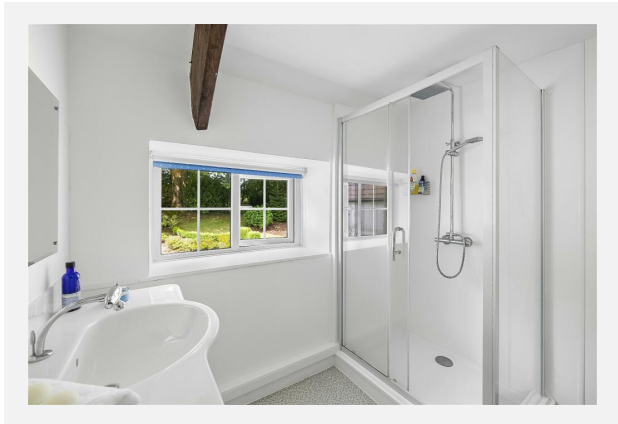
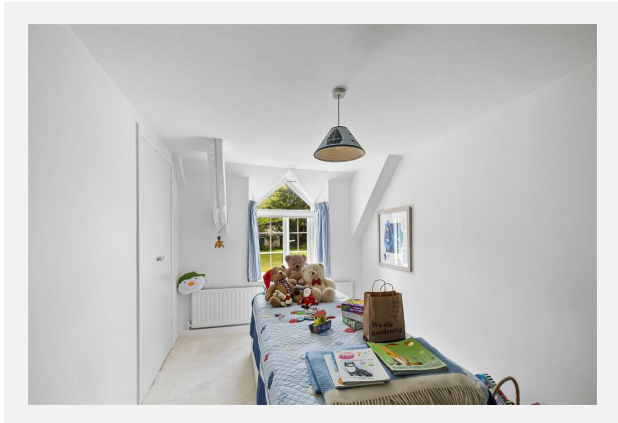


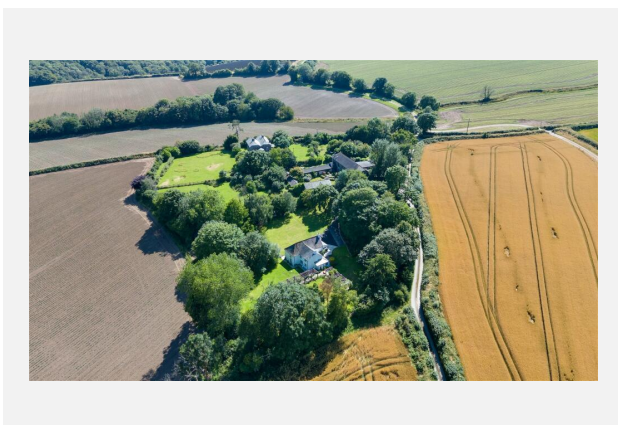
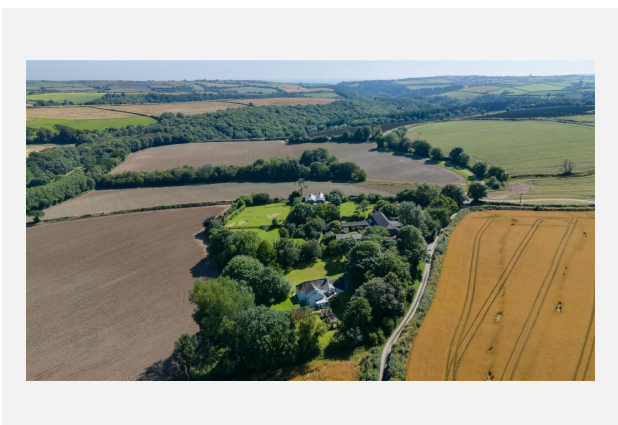
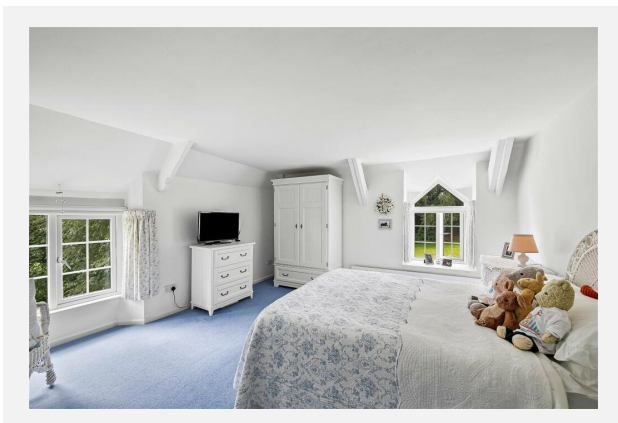
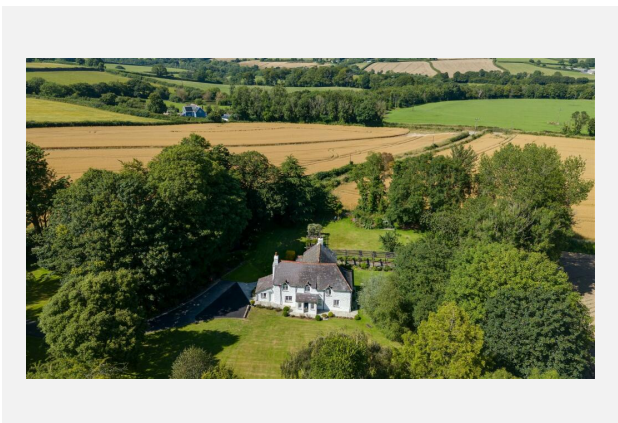
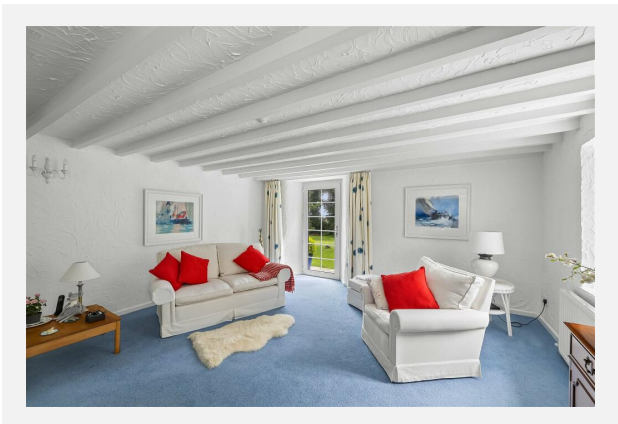
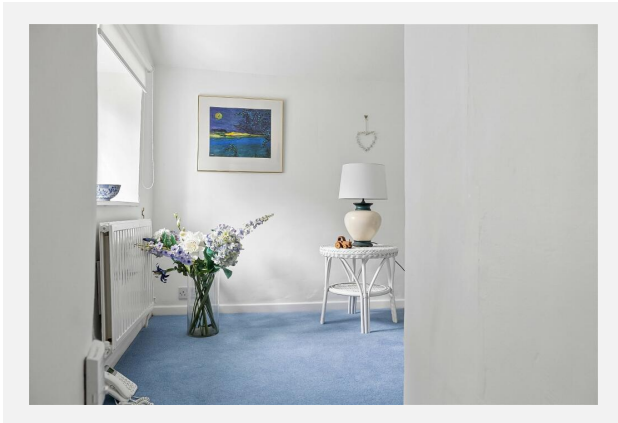
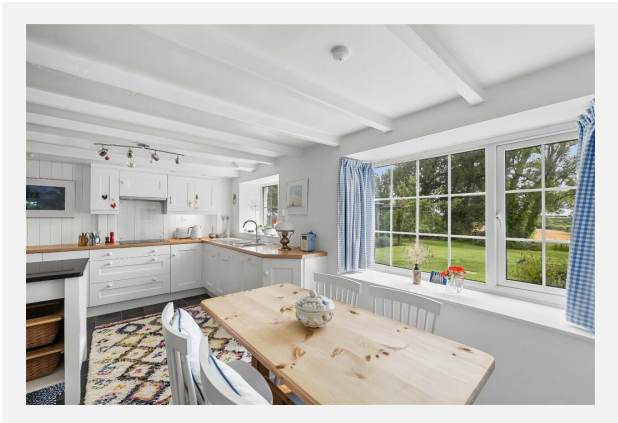




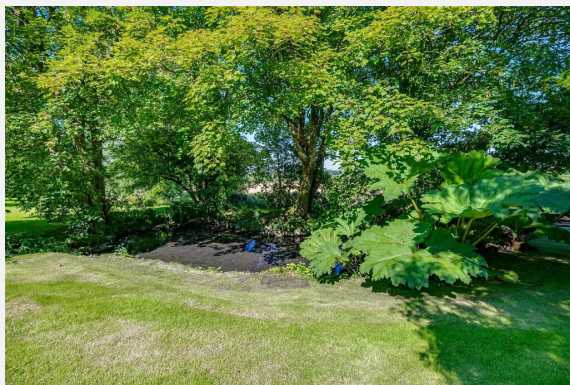
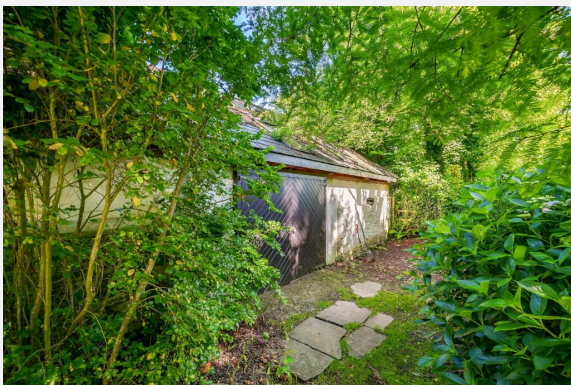




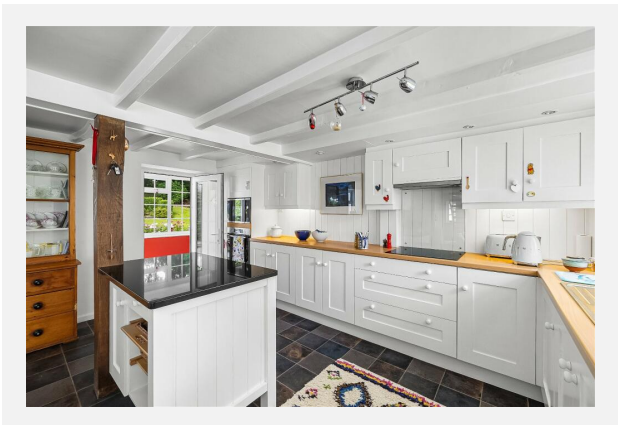
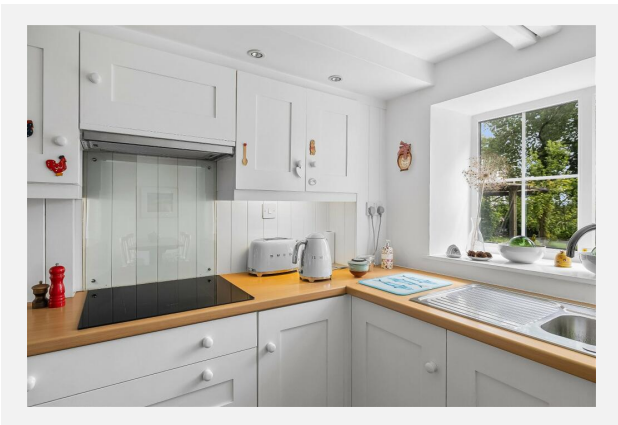
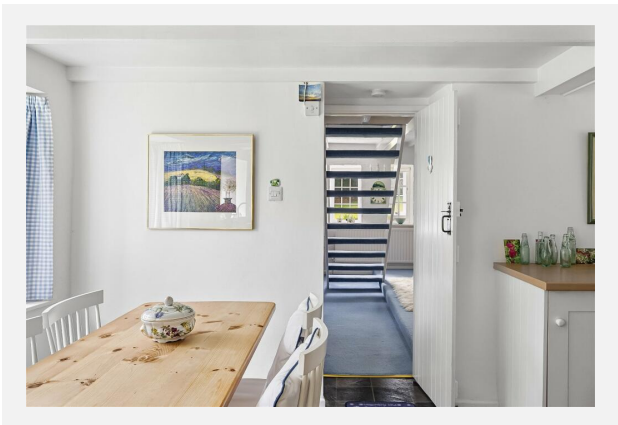
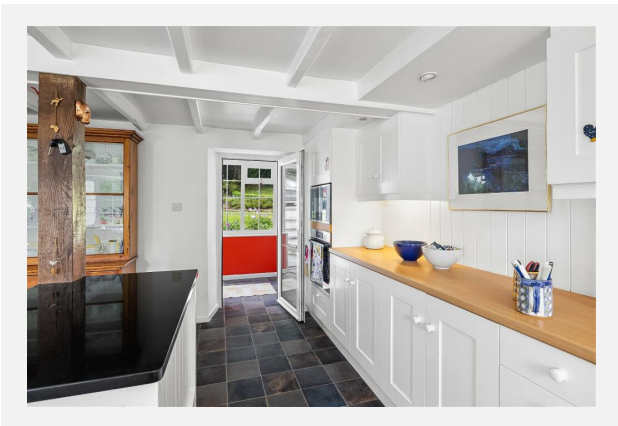
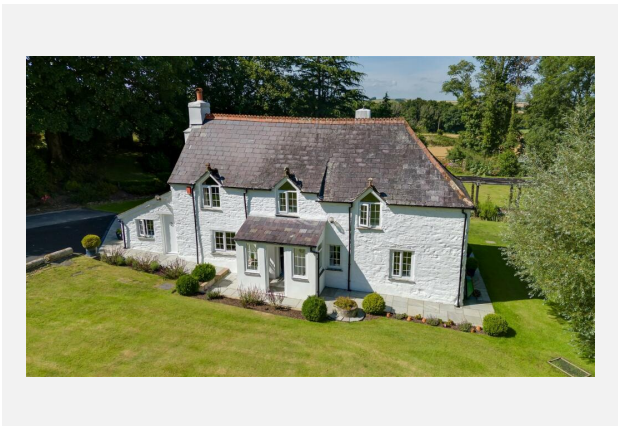
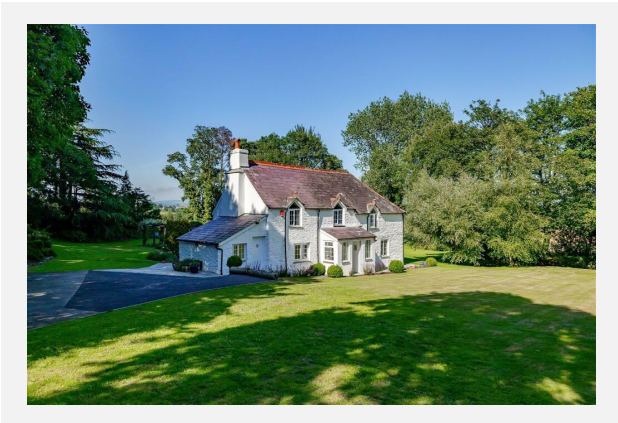
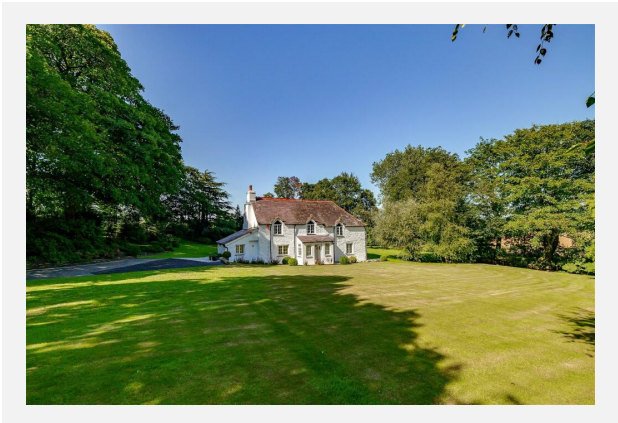












TRERULEFOOT, SALTASH, PL12



GROSS INTERNAL AREA
TOTAL: 184 m²/1,980 sq.ft
GROUND FLOOR: 104 m²/1,115 sq.ft, FIRST FLOOR: 80 m²/865 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Trerulefoot, PL12

Energy rating

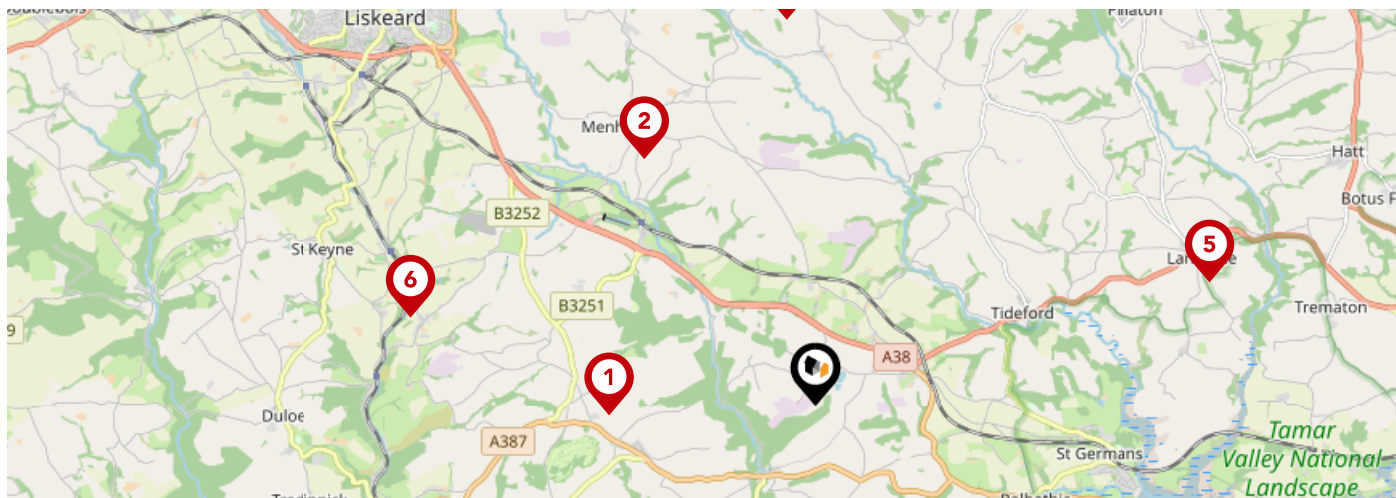
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Valid until 28.02.2034

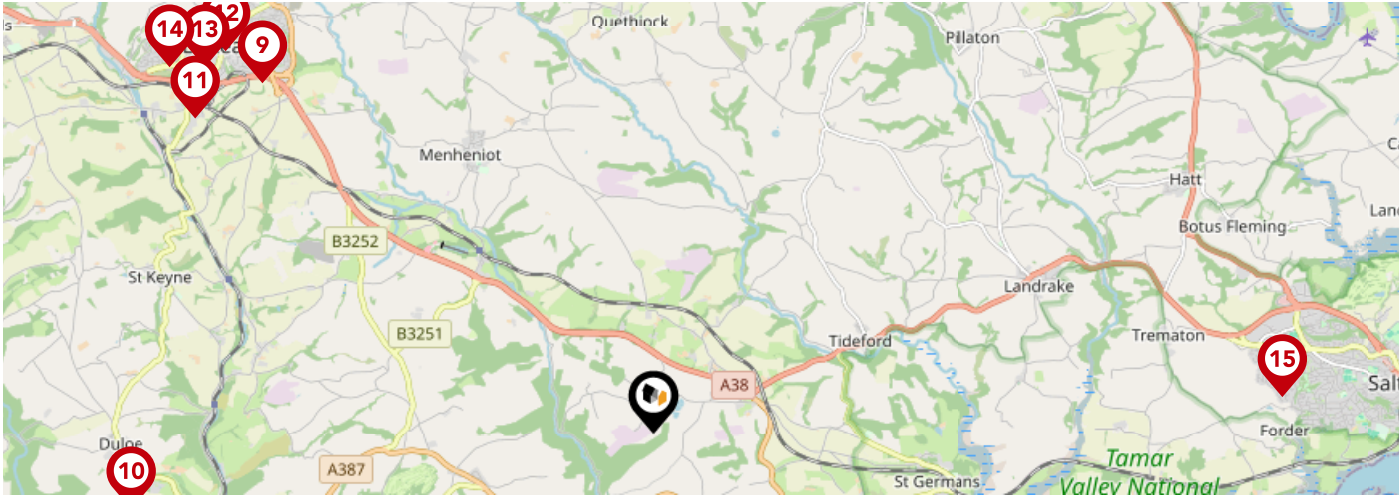
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	172 m ²



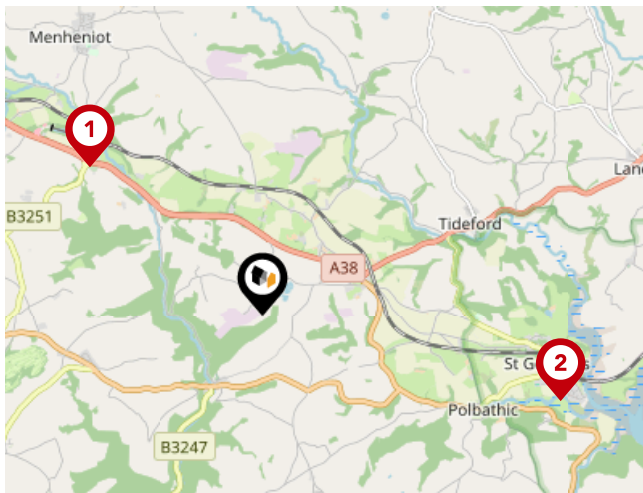
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2 Menheniot Primary School Ofsted Rating: Good Pupils: 156 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Nicolas' CofE VA School, Downderry Ofsted Rating: Good Pupils: 105 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Quethiock CofE School Ofsted Rating: Good Pupils: 72 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Sir Robert Geffery's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 211 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Trewidland Primary School Ofsted Rating: Good Pupils: 38 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Looe Community Academy Ofsted Rating: Good Pupils: 537 Distance:4.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Looe Primary Academy Ofsted Rating: Good Pupils: 243 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Martin's CofE Primary School Ofsted Rating: Good Pupils: 310 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duloe CofE VA Primary Academy Ofsted Rating: Good Pupils: 100 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Taliesin Education Ltd Ofsted Rating: Good Pupils: 9 Distance:5.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Liskeard School and Community College Ofsted Rating: Good Pupils: 1175 Distance:5.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caradon Alternative Provision Academy Ofsted Rating: Requires improvement Pupils: 28 Distance:5.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Liskeard Hillfort Primary School Ofsted Rating: Good Pupils: 388 Distance:5.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:5.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Antony Church of England School Ofsted Rating: Good Pupils: 84 Distance:6.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

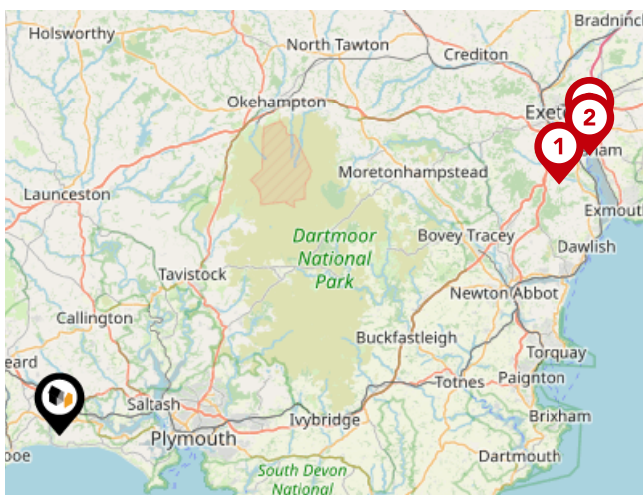
Area

Transport (National)



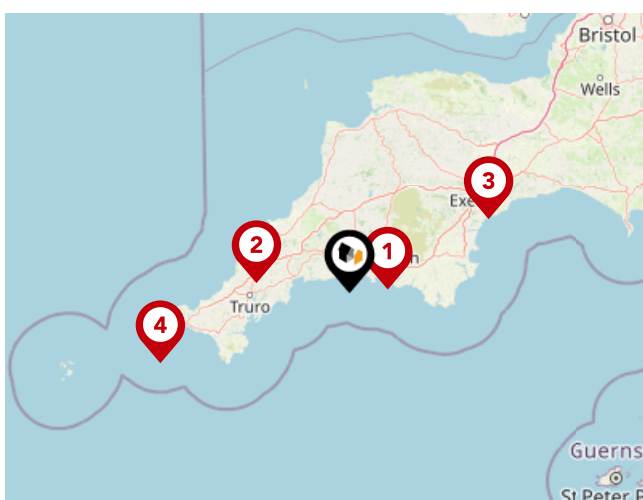
National Rail Stations

Pin	Name	Distance
1	Menheniot Rail Station	2.15 miles
2	St Germans Rail Station	2.93 miles
3	Causeland Rail Station	4.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	42.17 miles
2	M5 J30	45.2 miles
3	M5 J29	45.8 miles

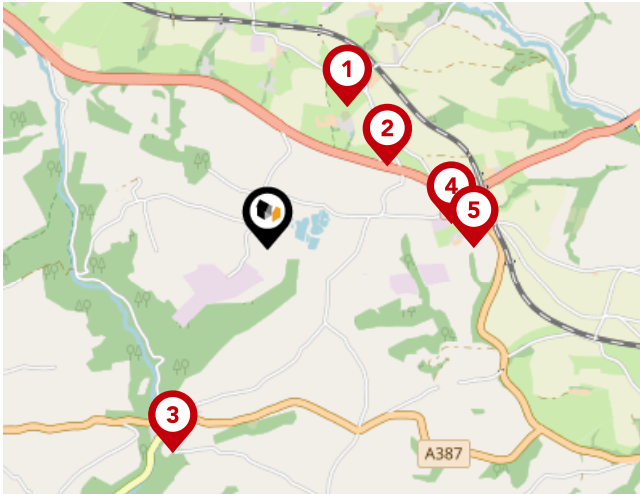


Airports/Helipads

Pin	Name	Distance
1	Glenholt	11.61 miles
2	St Mawgan	28.04 miles
3	Exeter Airport	47.63 miles
4	Joppa	61.02 miles

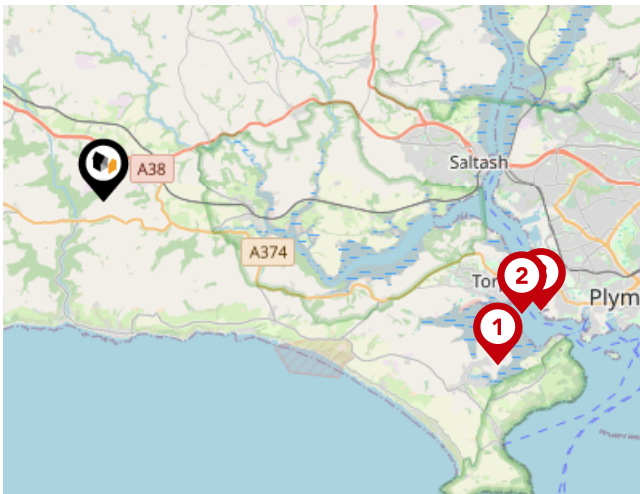
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Methodist Church	0.77 miles
2	The Farm House	0.69 miles
3	Copley Arms	1.06 miles
4	Garage	0.88 miles
5	Kernow Mill	0.98 miles



Ferry Terminals

Pin	Name	Distance
1	Cawsand Beach Ferry Landing Pier	8.08 miles
2	Torpoint Ferry Terminal	8.18 miles
3	Devonport Ferry Terminal	8.55 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

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.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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