

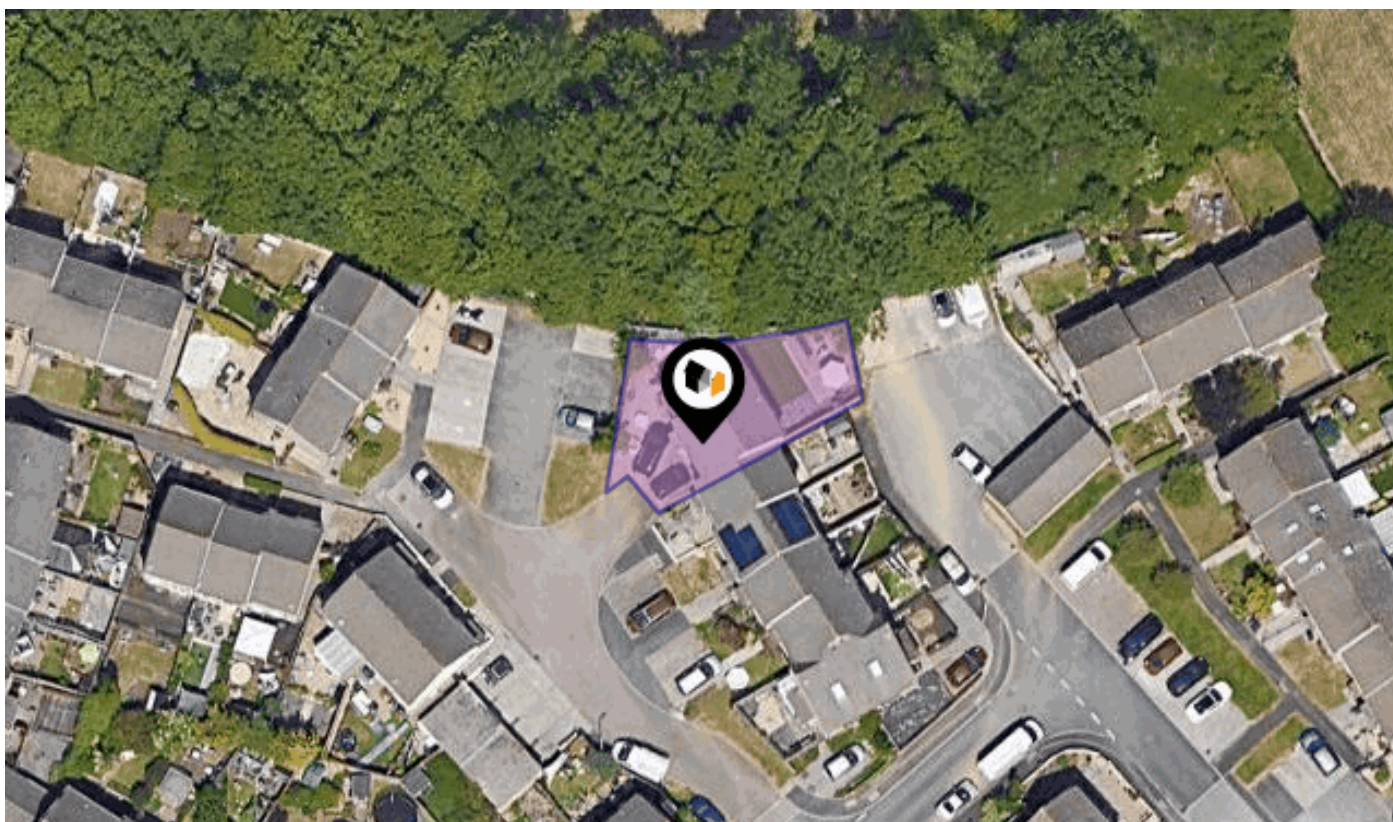


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07<sup>th</sup> January 2025



## NEW WOOD CLOSE, PLYMOUTH, PL6

### Lang Town & Country

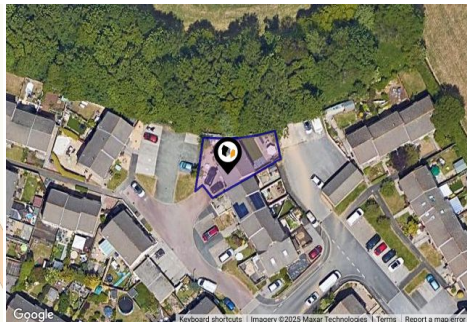
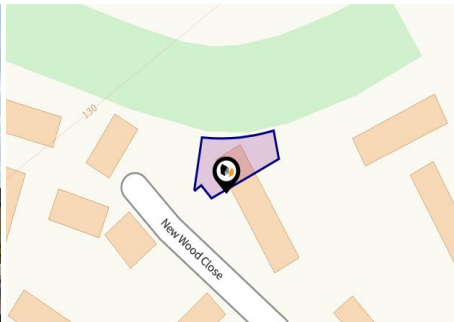
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,205 ft <sup>2</sup> / 112 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£2,109		
Title Number:	DN283658		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9 mb/s	75 mb/s	1000 mb/s

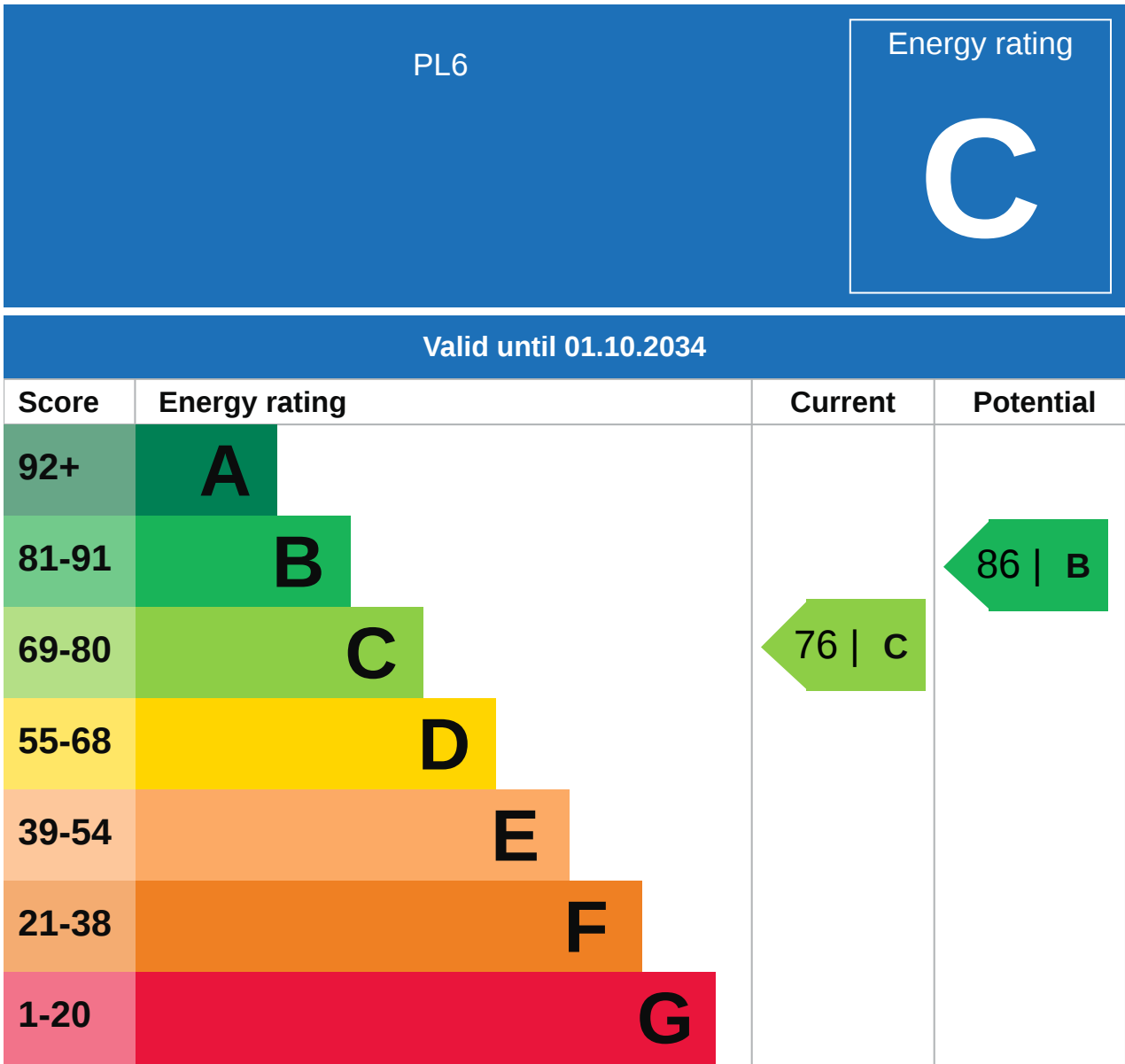
### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:

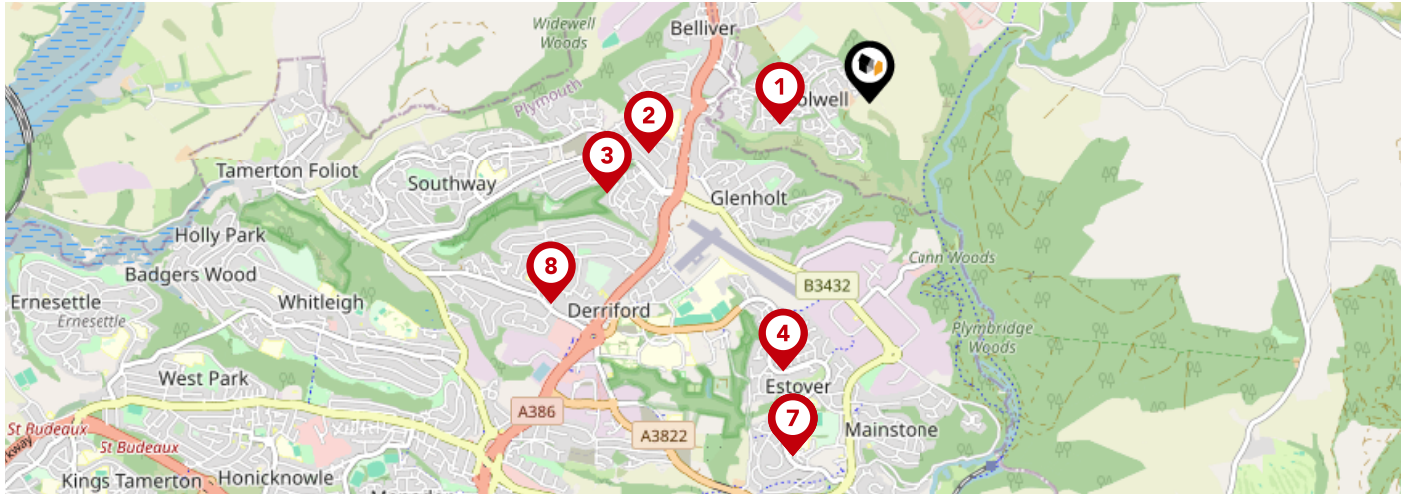




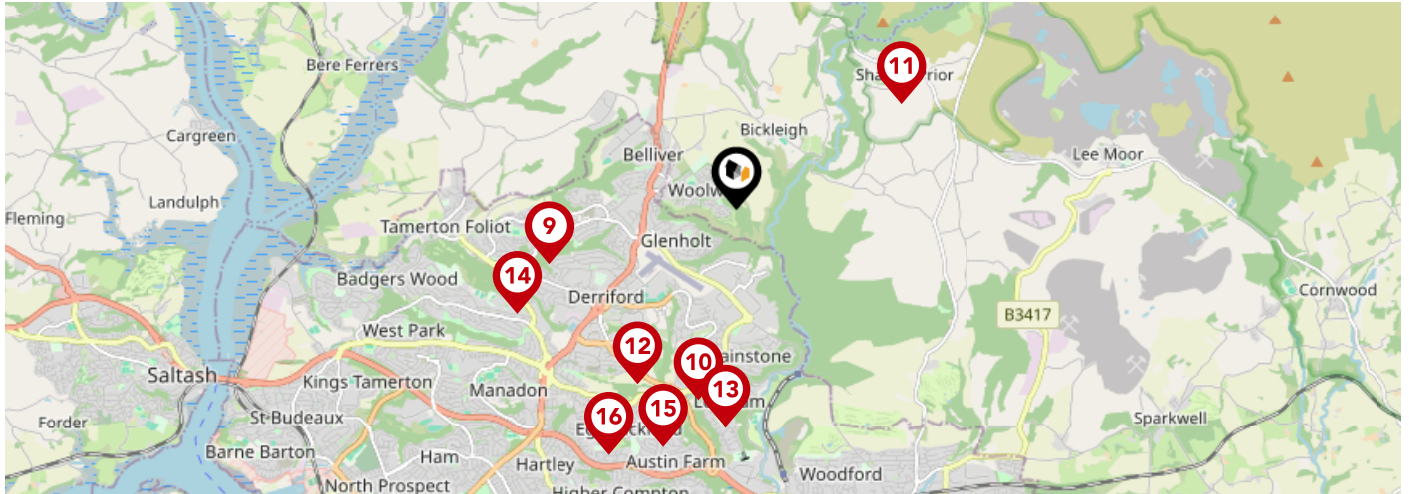
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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 installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	112 m <sup>2</sup>



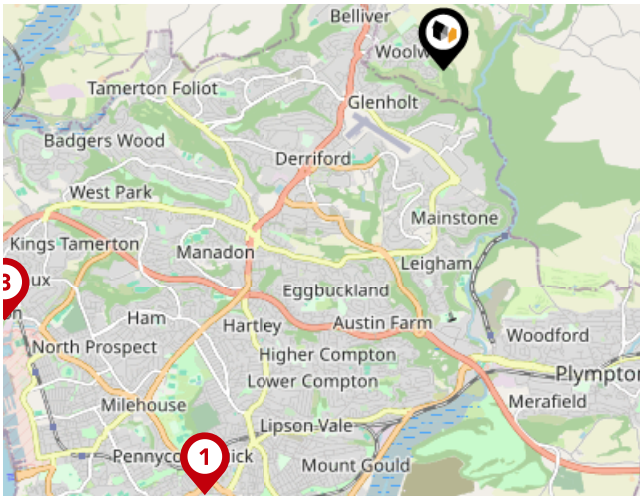


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bickleigh Down Church of England Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Widewell Primary Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oakwood Primary Academy</b> Ofsted Rating: Good   Pupils: 311   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Thornbury Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Plym Bridge Nursery School and Day Care</b> Ofsted Rating: Good   Pupils: 54   Distance:1.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Tor Bridge High</b> Ofsted Rating: Good   Pupils: 1171   Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cann Bridge School</b> Ofsted Rating: Good   Pupils: 95   Distance:1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Notre Dame RC School</b> Ofsted Rating: Good   Pupils: 765   Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



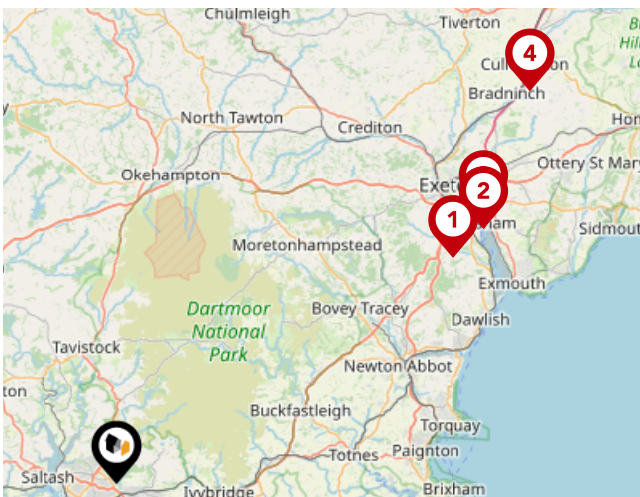
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Beechwood Primary Academy</b> Ofsted Rating: Good   Pupils: 308   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Tor Bridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 184   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Shaugh Prior Primary School</b> Ofsted Rating: Requires improvement   Pupils: 26   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Matthew's Church of England Primary and Nursery Academy</b> Ofsted Rating: Good   Pupils: 484   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Leigham Primary School</b> Ofsted Rating: Good   Pupils: 399   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Woodlands School</b> Ofsted Rating: Good   Pupils: 85   Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Edward's CofE Primary School</b> Ofsted Rating: Good   Pupils: 219   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Eggbuckland Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



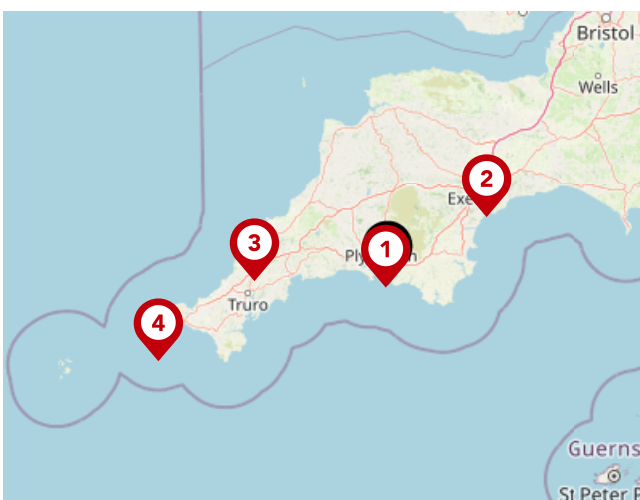
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.61 miles
2	Bere Ferrers Rail Station	4.07 miles
3	St Budeaux Ferry Road Rail Station	4.77 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	30.49 miles
2	M5 J30	33.61 miles
3	M5 J29	34.33 miles
4	M5 J28	42.8 miles

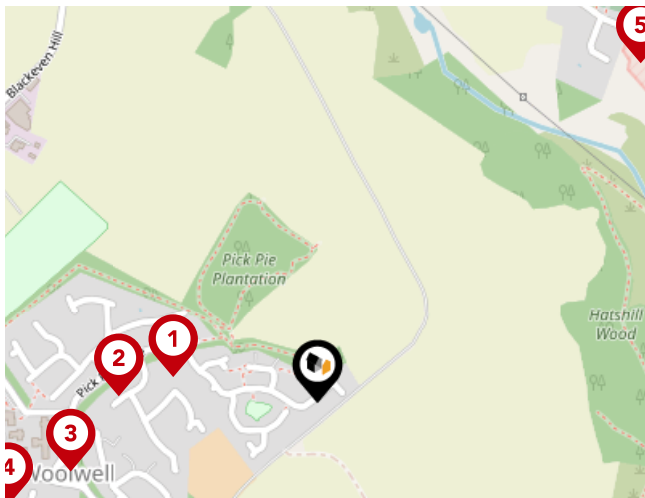


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.19 miles
2	Exeter Airport	36.04 miles
3	St Mawgan	40.22 miles
4	Joppa	73.36 miles

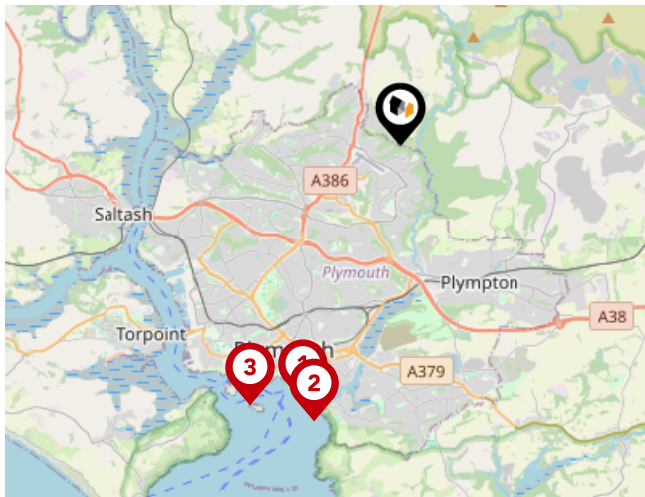
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Church Park Road	0.17 miles
2	Skylark Rise	0.23 miles
3	Pick Pie Drive	0.3 miles
4	School Drive	0.38 miles
5	Bickleigh Camp	0.55 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	5.17 miles
2	Plymouth Mount Batten Ferry Landing	5.46 miles
3	Plymouth Ferry Terminal	5.65 miles



## Important - Please Read

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# Lang Town & Country

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