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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th January 2025



HOLLOW HAYES, EGGBUCKLAND, PLYMOUTH, PL6

Lang Town & Country

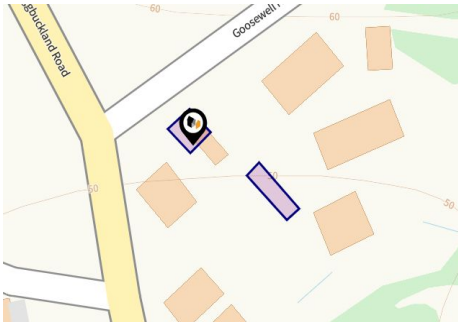
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,723		
Title Number:	DN29642		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

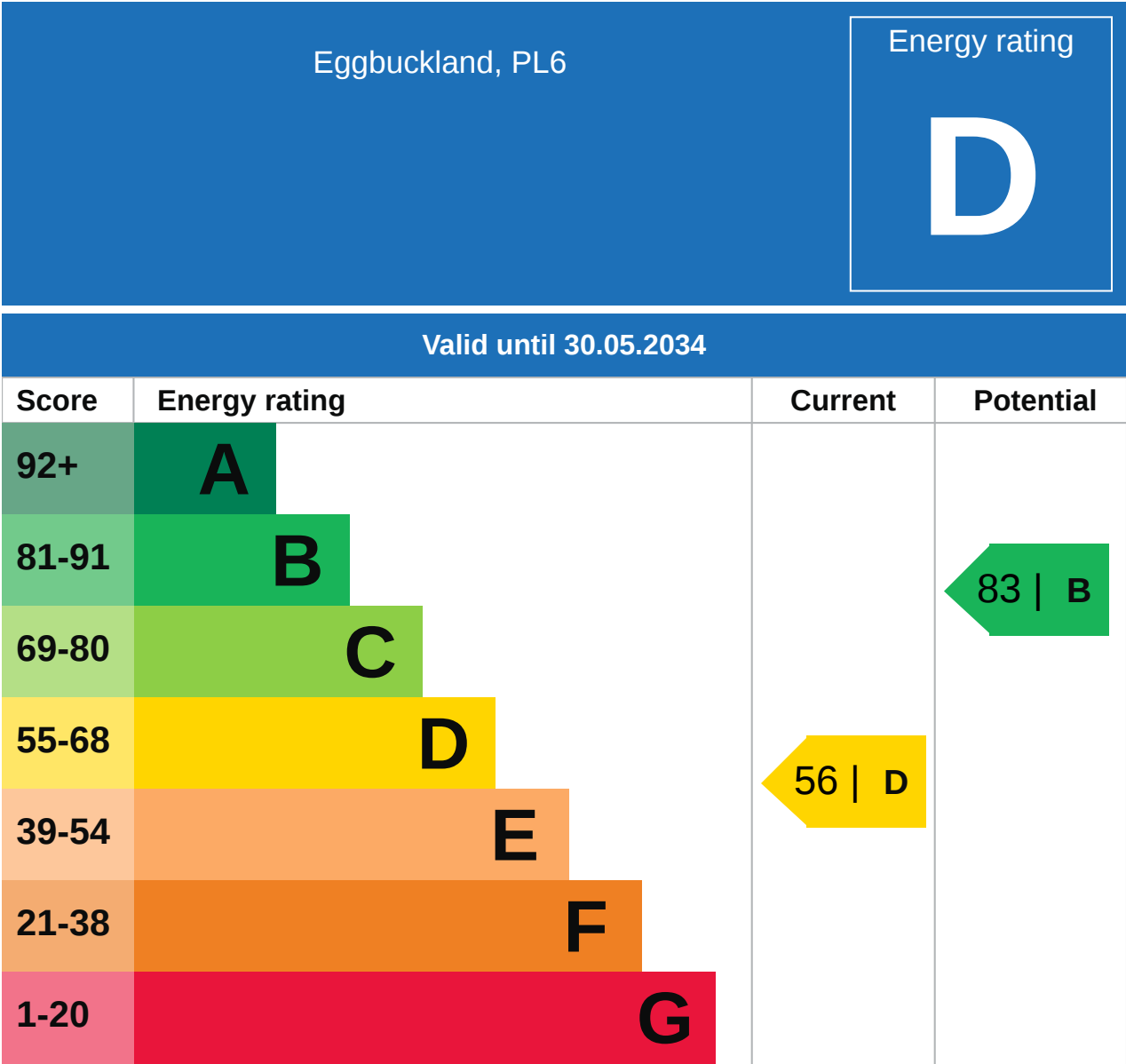
13	80	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



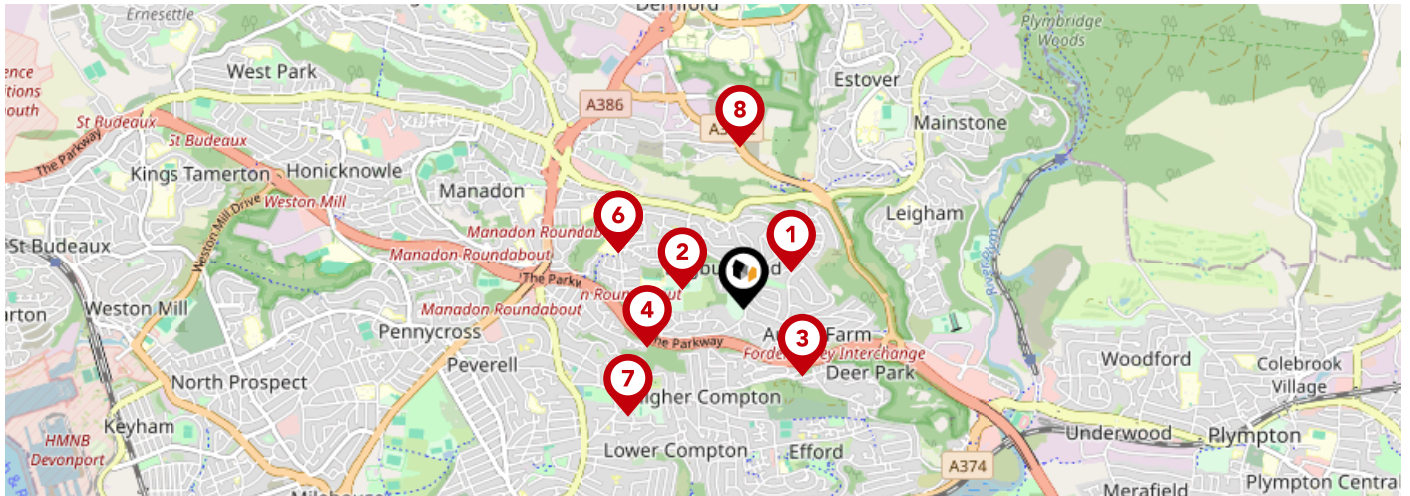
Satellite/Fibre TV Availability:



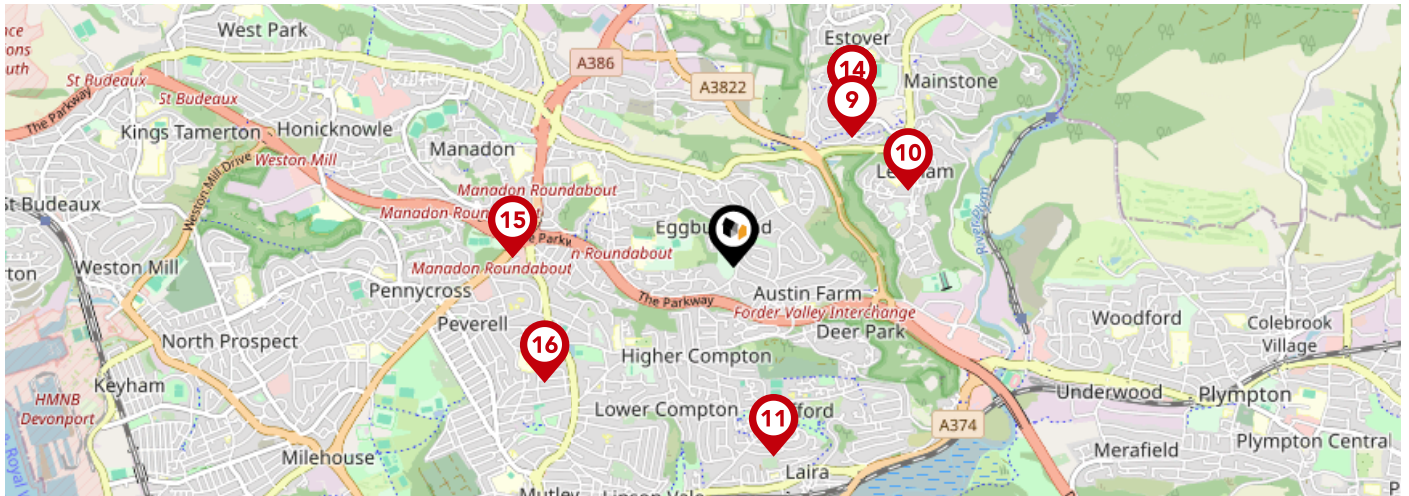










Additional EPC Data

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:	1
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 85% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	75 m ²

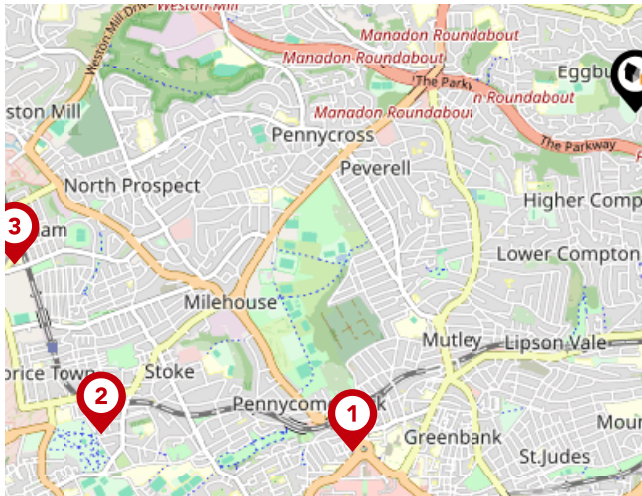


		Nursery	Primary	Secondary	College	Private
1	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



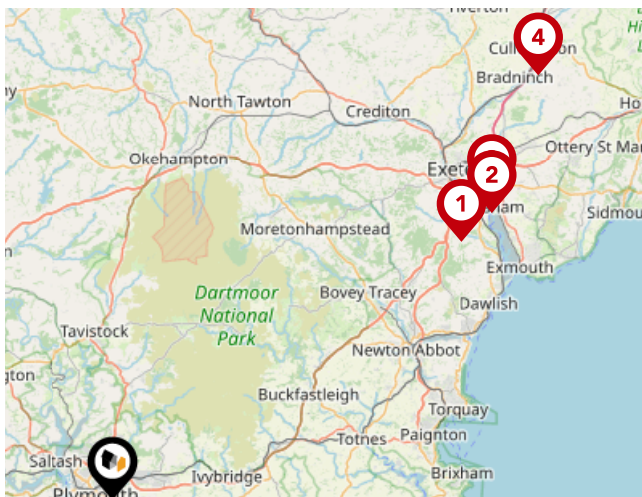
		Nursery	Primary	Secondary	College	Private
	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:0.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:0.94	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



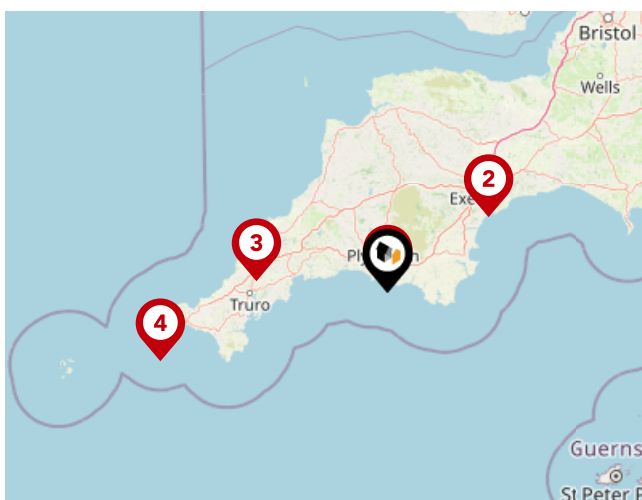
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.09 miles
2	Devonport Rail Station	2.95 miles
3	Keyham Rail Station	3.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.64 miles
2	M5 J30	35.78 miles
3	M5 J29	36.54 miles
4	M5 J28	45.15 miles

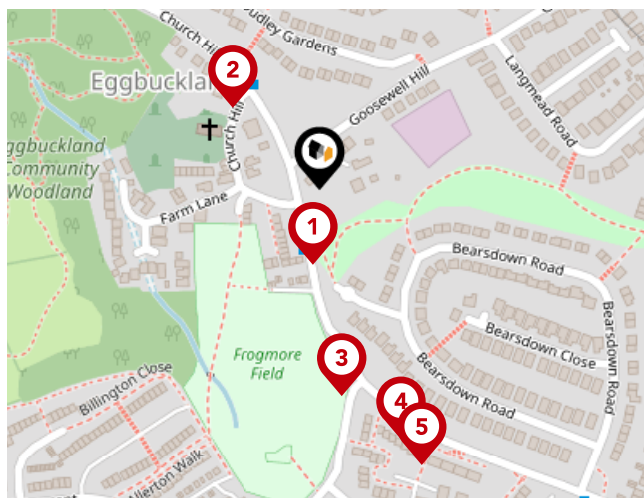


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.52 miles
2	Exeter Airport	38.21 miles
3	St Mawgan	39.44 miles
4	Joppa	71.77 miles

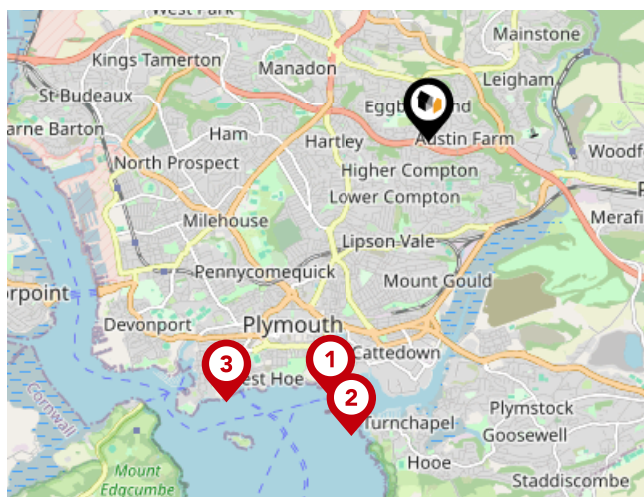
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Elm Grove	0.05 miles
2	St Edwards Church	0.07 miles
3	Frogmore Avenue	0.12 miles
4	Frogmore Avenue	0.16 miles
5	Frogmore Avenue	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.58 miles
2	Plymouth Mount Batten Ferry Landing	2.88 miles
3	Plymouth Ferry Terminal	3.12 miles

Important - Please Read

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Lang Town & Country

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