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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th January 2025



35, KINGSWEAR CRESCENT, PLYMOUTH, PL6 5PJ

6 Mannamead Road Plymouth Devon PL4 7AA

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Property Overview



Property

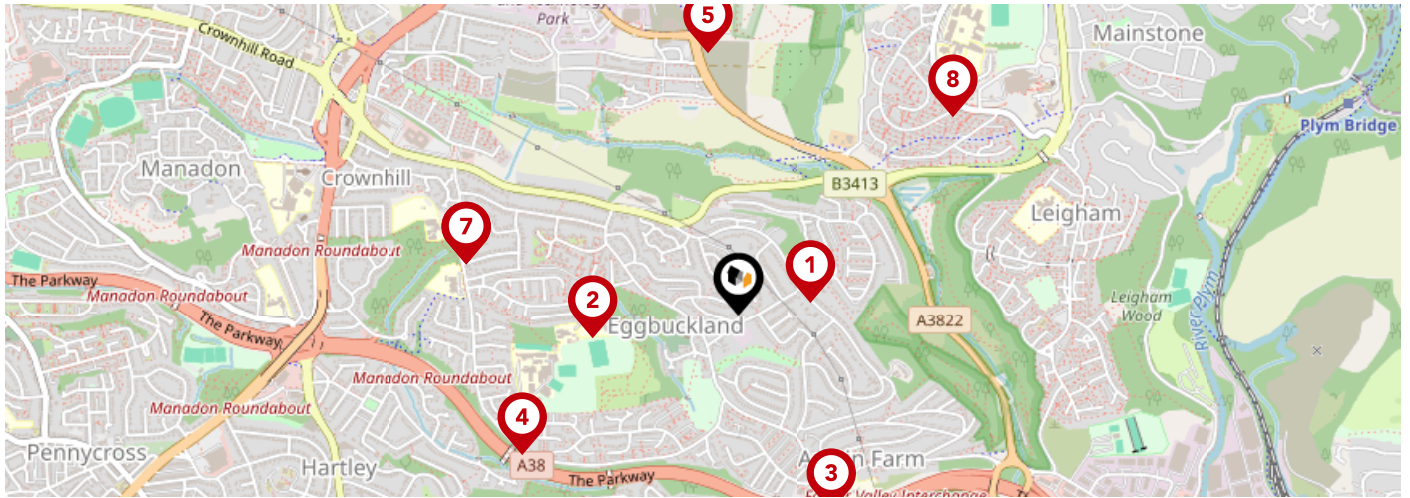
Type:	Semi-Detached	Last Sold Date:	19/10/1995
Bedrooms:	2	Last Sold Price:	£62,500
Plot Area:	0.08 acres	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN49474		
UPRN:	100040455696		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	7	55	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s

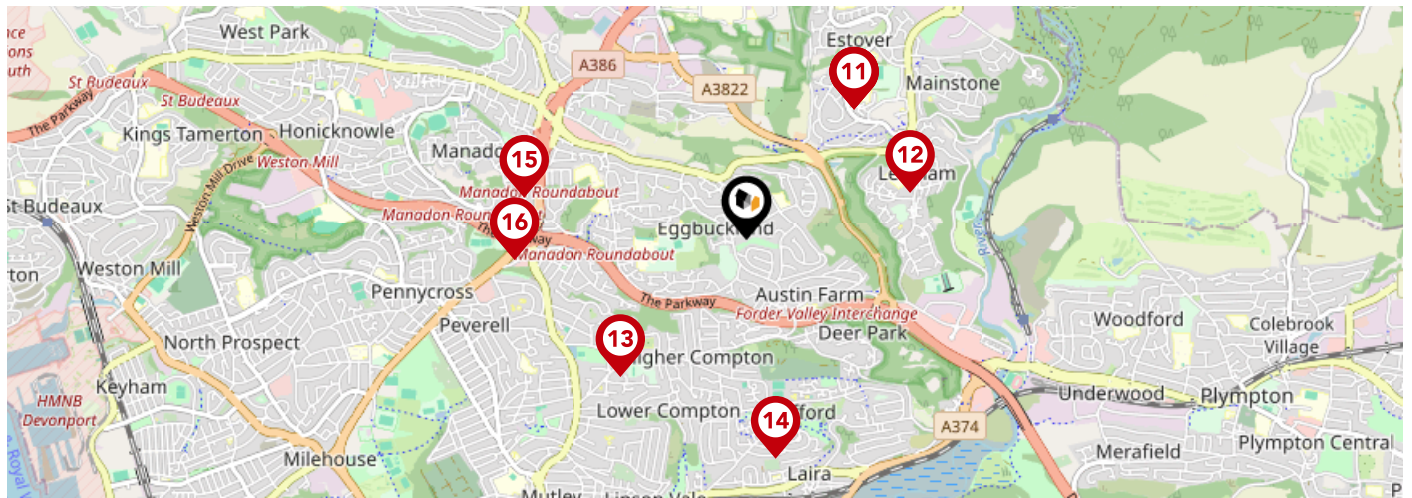
Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.35	<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:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

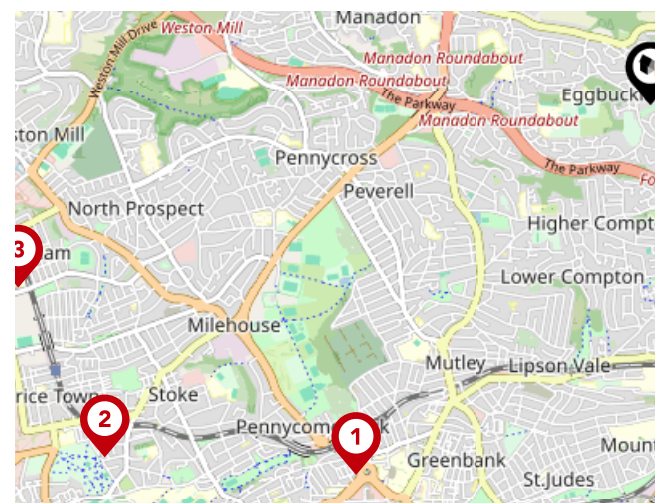
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:0.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

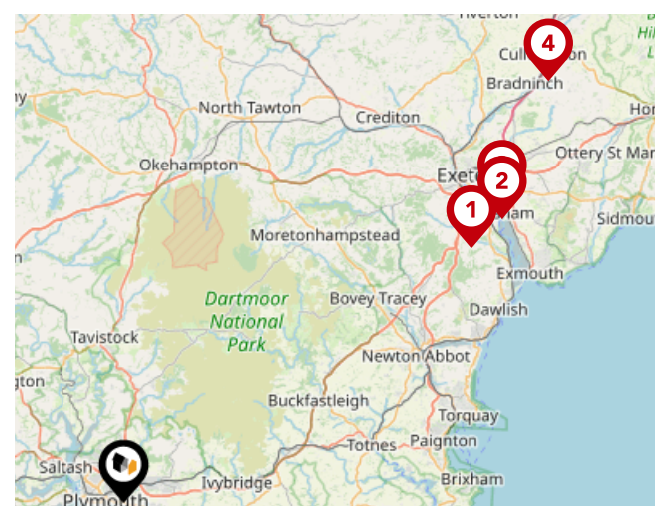
Area

Transport (National)



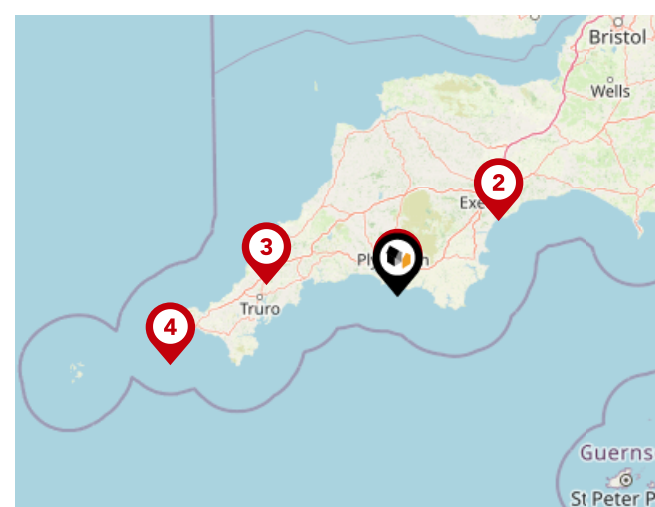
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.23 miles
2	Devonport Rail Station	3.08 miles
3	Keyham Rail Station	3.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.51 miles
2	M5 J30	35.65 miles
3	M5 J29	36.4 miles
4	M5 J28	45.01 miles

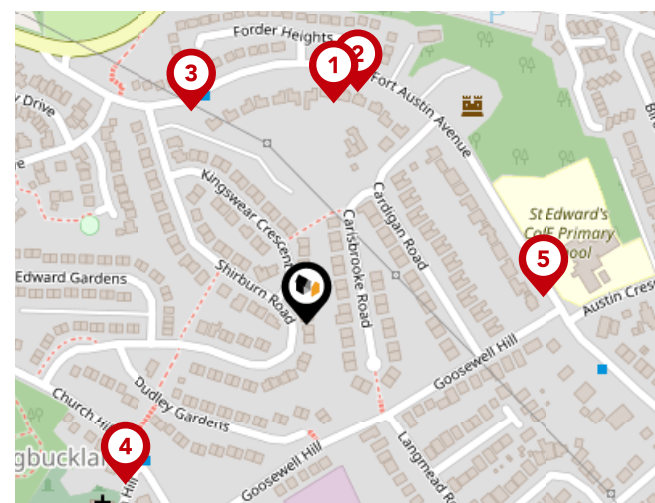


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.37 miles
2	Exeter Airport	38.08 miles
3	St Mawgan	39.48 miles
4	Joppa	71.86 miles

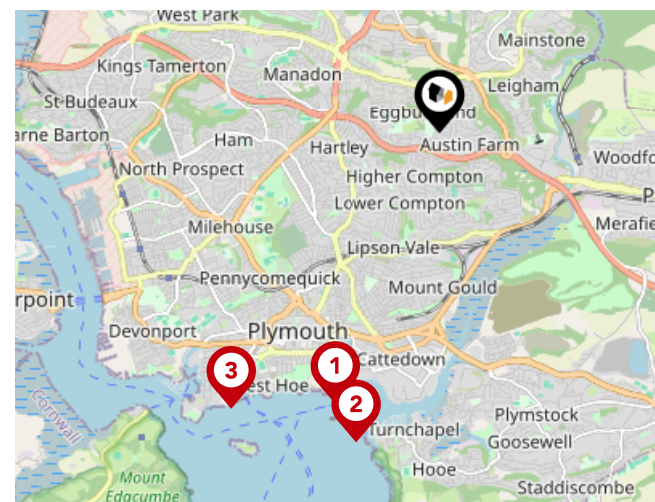
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Forder Heights	0.13 miles
2	Forder Heights	0.14 miles
3	Shirburn Road	0.14 miles
4	St Edwards Church	0.14 miles
5	Fort Austin Avenue	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.73 miles
2	Plymouth Mount Batten Ferry Landing	3.03 miles
3	Plymouth Ferry Terminal	3.27 miles

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