

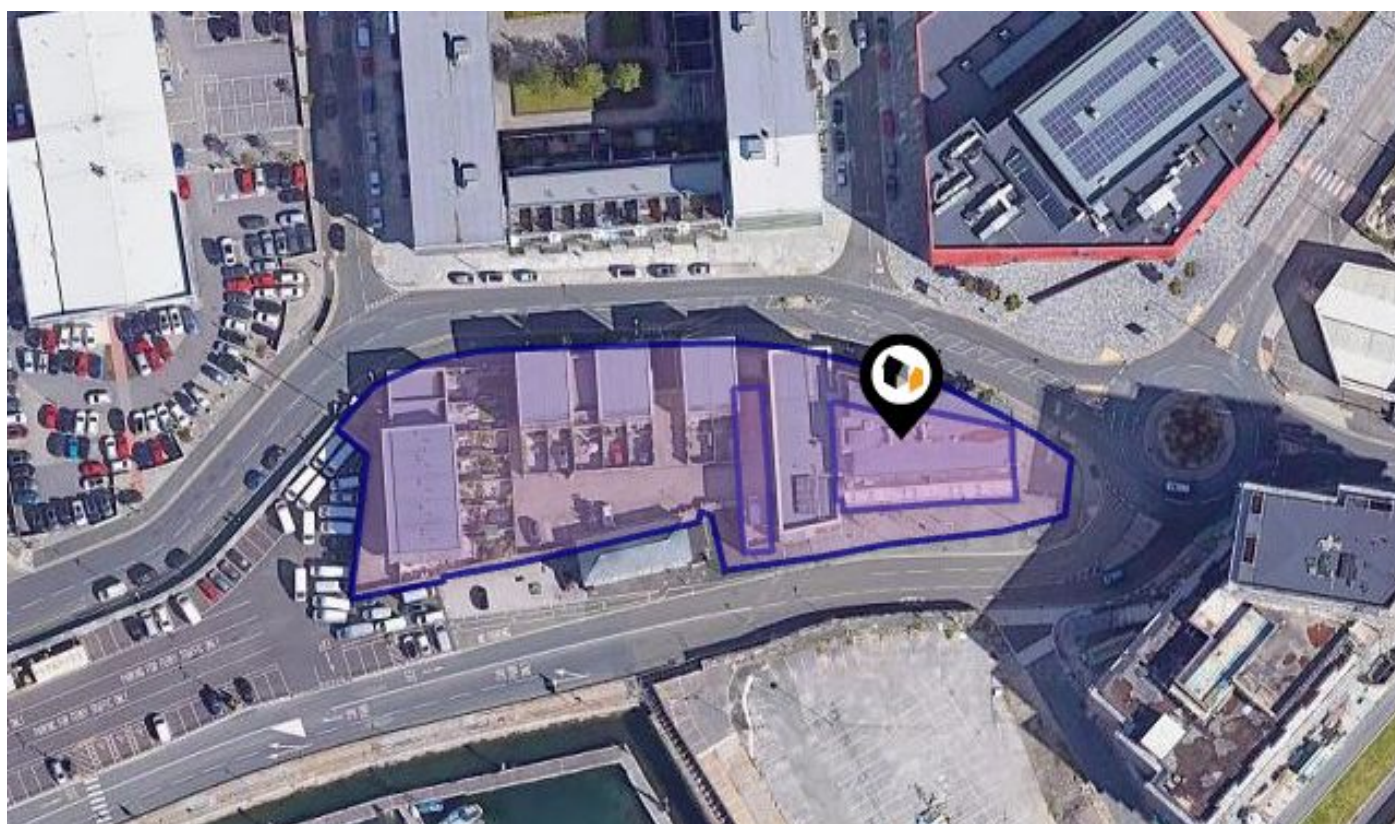


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 19<sup>th</sup> January 2025**



**43, MILLBAY ROAD, PLYMOUTH, PL1**

## Lang Town & Country

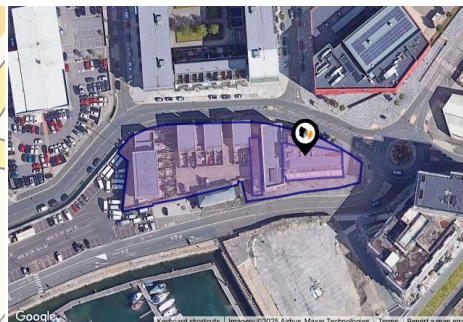
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 764 ft<sup>2</sup> / 71 m<sup>2</sup>  
**Plot Area:** 1.15 acres  
**Year Built :** 2013  
**Council Tax :** Band C  
**Annual Estimate:** £1,969  
**Title Number:** DN641091

**Tenure:** Leasehold  
**Start Date:** 05/12/2013  
**End Date:** 22/12/2256  
**Lease Term:** 250 years (less 3 days) from 22 December 2006  
**Term Remaining:** 232 years

## 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)

**14**  
mb/s



**1000**  
mb/s



**Mobile Coverage:**  
 (based on calls indoors)



O<sub>2</sub>



EE



3



O

**Satellite/Fibre TV Availability:**



BT



sky



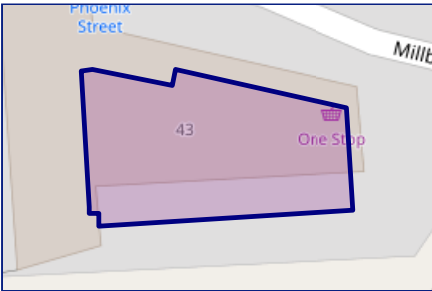
Virgin media

# Property Multiple Title Plans



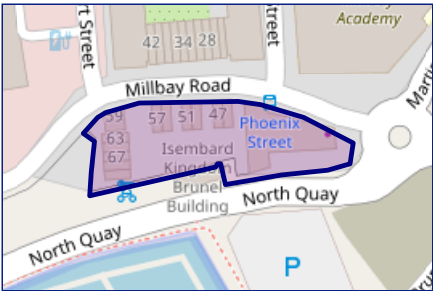
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Leasehold Title Plans



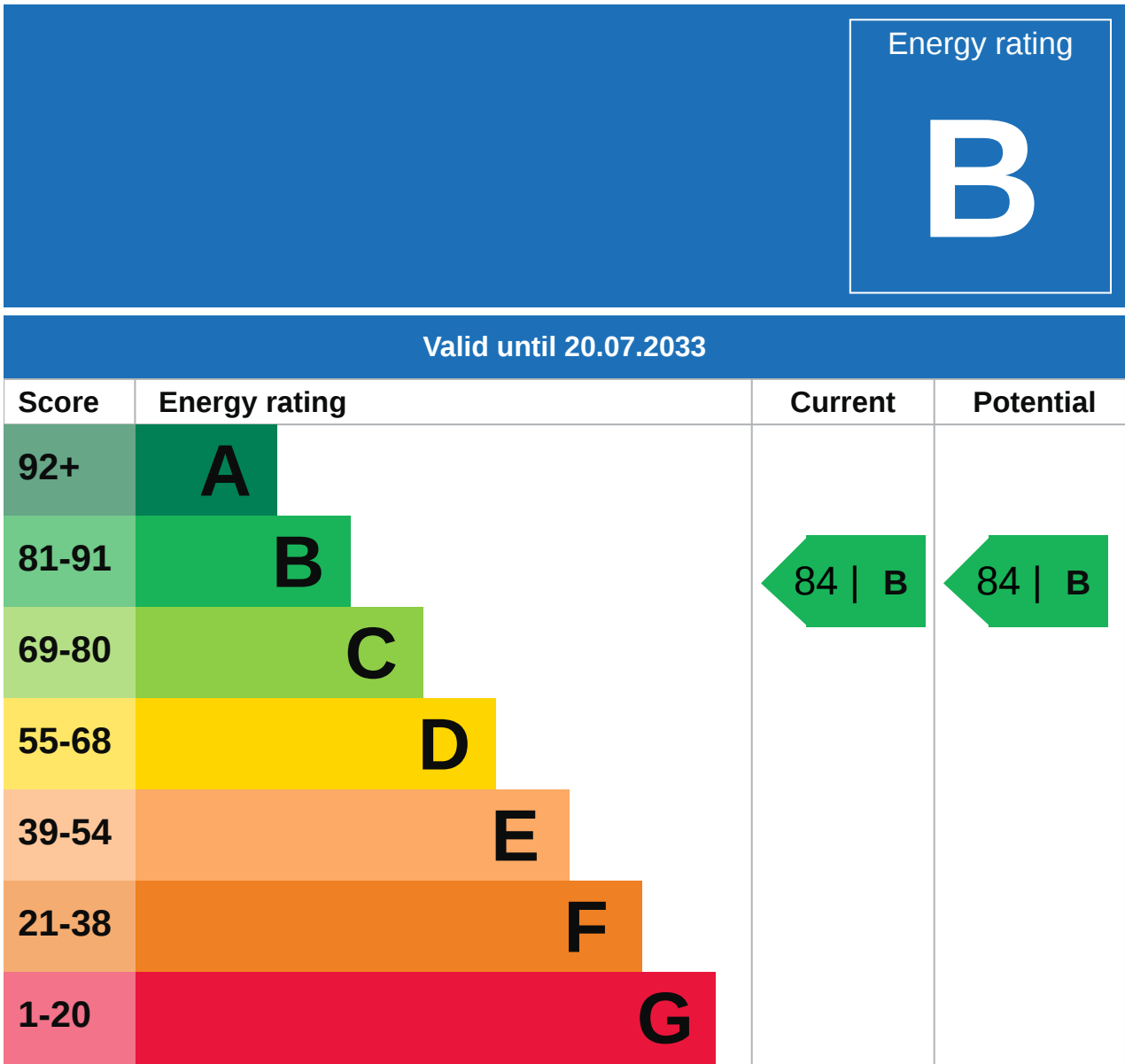
### DN641091

Start Date: 22/03/2012  
End Date: 22/12/2256  
Lease Term: 250 years from 22 December 2006  
Term Remaining: 232 years



### DN622940

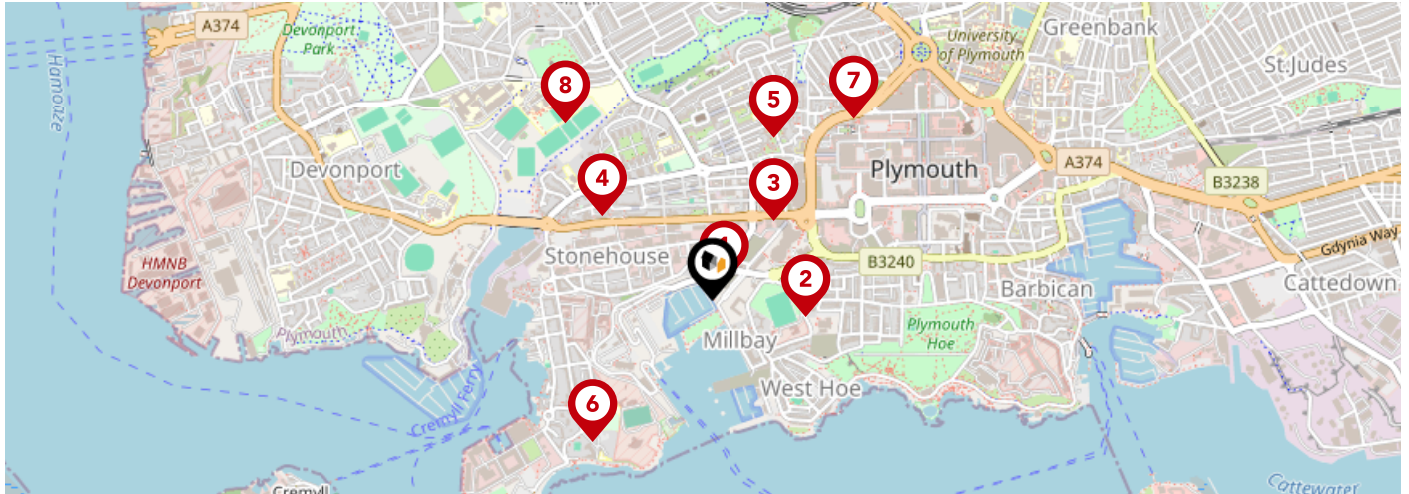
Start Date: 05/12/2013  
End Date: 22/12/2256  
Lease Term: 250 years (less 3 days) from 22 December 2006  
Term Remaining: 232 years



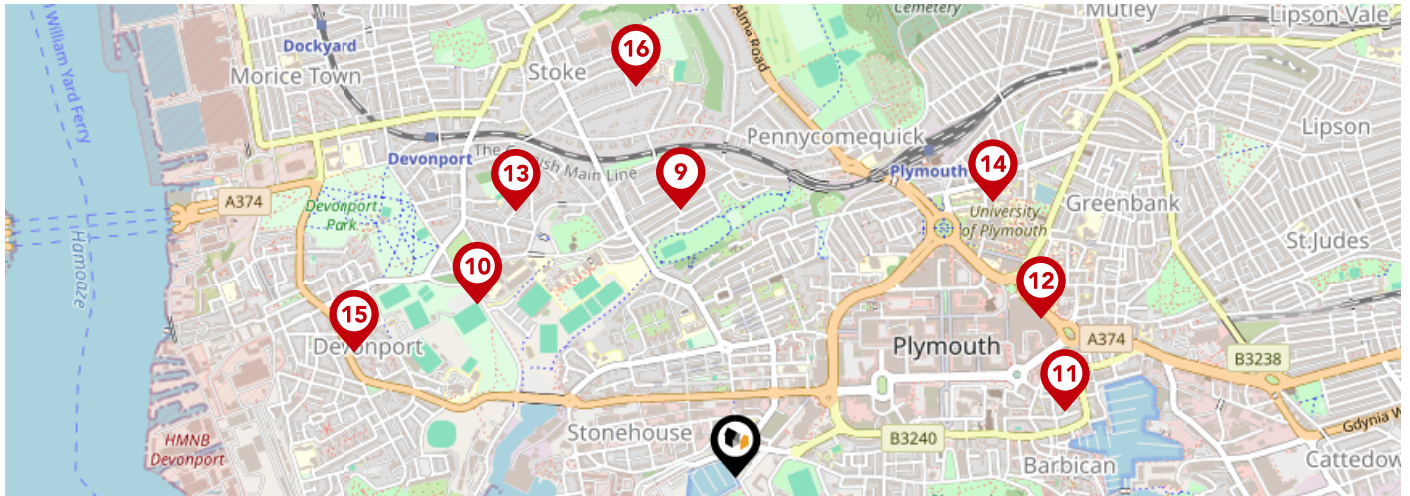
## Additional EPC Data

<b>Property Type:</b>	Mid-floor flat
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	System built as built insulated (assumed)
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	(another dwelling above)
<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>	(another dwelling below)
<b>Total Floor Area:</b>	71 m <sup>2</sup>





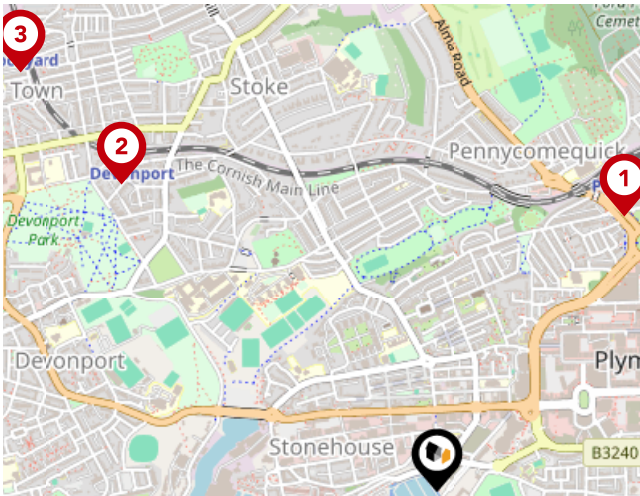
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.55	<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>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

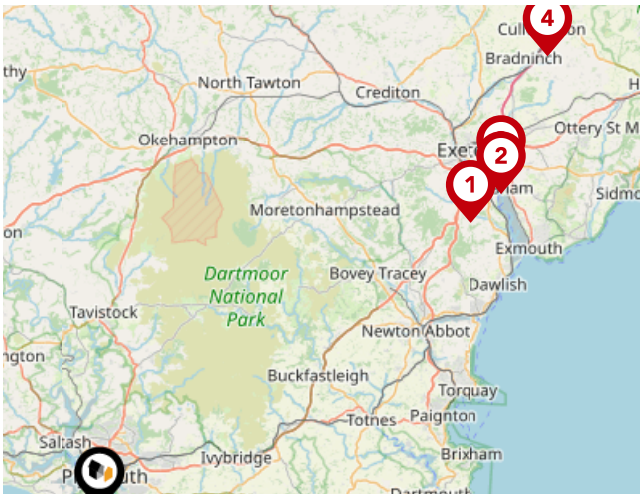
# Area

## Transport (National)



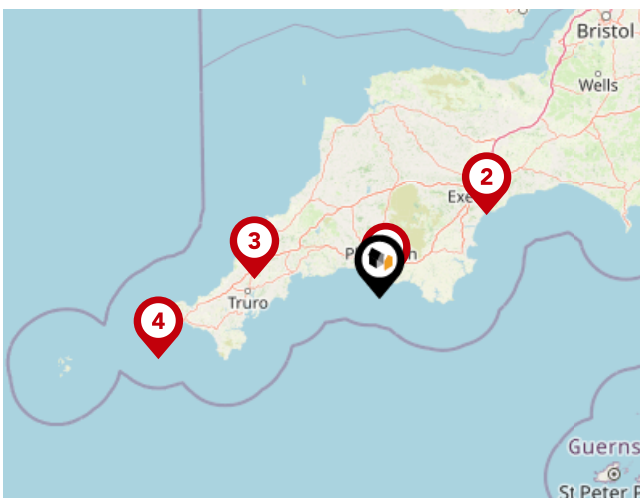
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.79 miles
2	Devonport Rail Station	1.04 miles
3	Dockyard (Plymouth) Rail Station	1.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.42 miles
2	M5 J30	38.57 miles
3	M5 J29	39.34 miles
4	M5 J28	48.01 miles



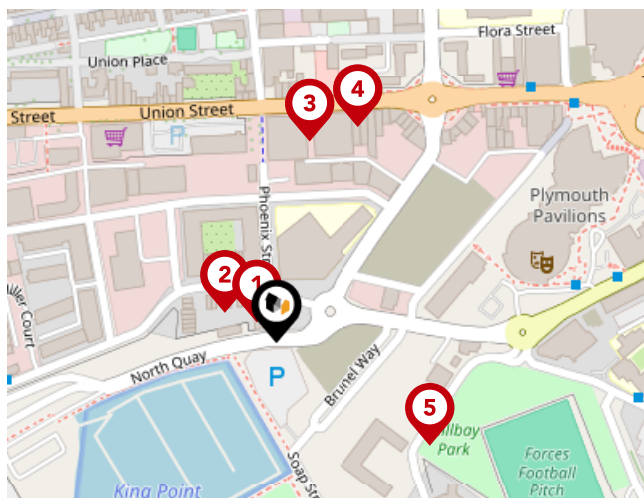
### Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.23 miles
2	Exeter Airport	40.99 miles
3	St Mawgan	37.94 miles
4	Joppa	69.45 miles



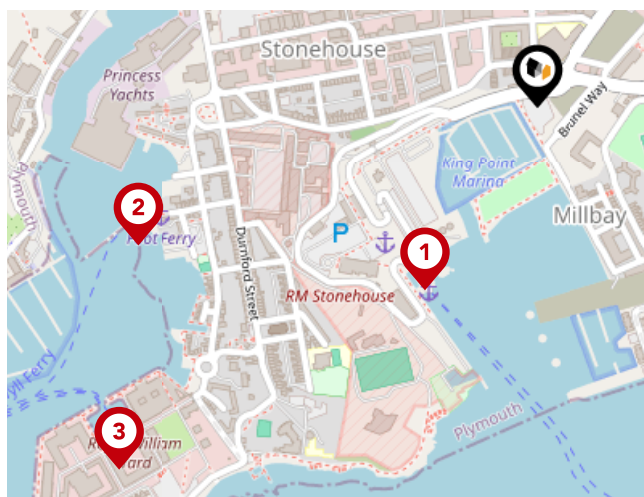
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Phoenix Street	0.02 miles
2	Martin Street	0.03 miles
3	Palace Theatre	0.12 miles
4	The Octagon	0.14 miles
5	Telecom House	0.11 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.25 miles
2	Plymouth Stonehouse Ferry Terminal	0.5 miles
3	Royal William Yard Ferry Landing	0.65 miles

## Important - Please Read

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