

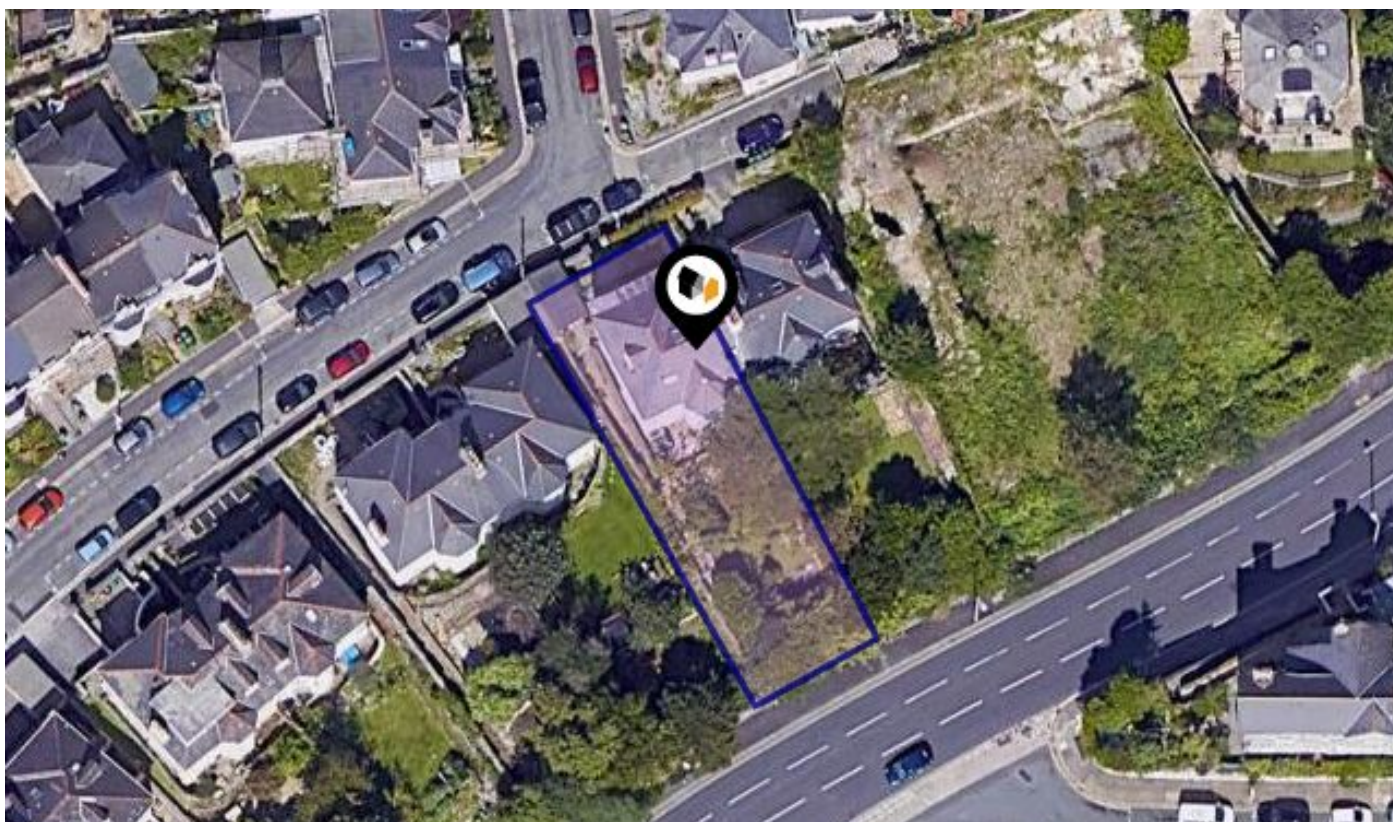


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31<sup>st</sup> January 2025



**WILDERNESS ROAD, PLYMOUTH, PL3**

## Lang Town & Country

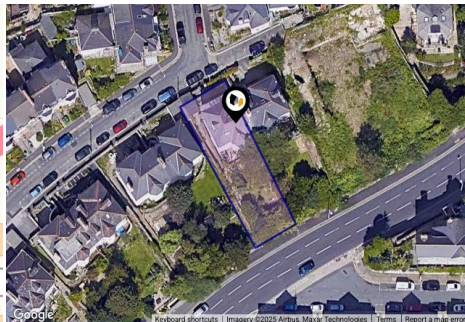
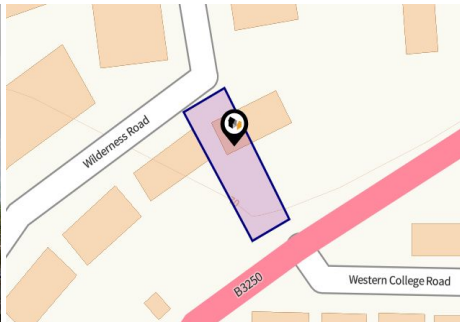
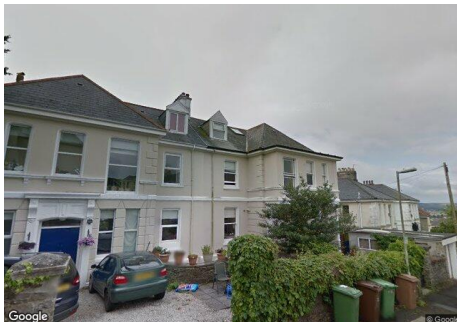
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com





## Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	904 ft <sup>2</sup> / 84 m <sup>2</sup>
Plot Area:	0.13 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,215
Title Number:	DN229663

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

14  
mb/s



80  
mb/s



1000  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *Wilderness Road, Plymouth, PL3*

Reference - 22/01424/TCO	
Decision:	Decided
Date:	18th August 2022
Description:	Macrocarpa (T1) - Crown clean and deadwood, aiming to remove damaged and weak limbs throughout the entire canopy.

22 Wilderness rd, Mutley, PL3

Energy rating

**D**

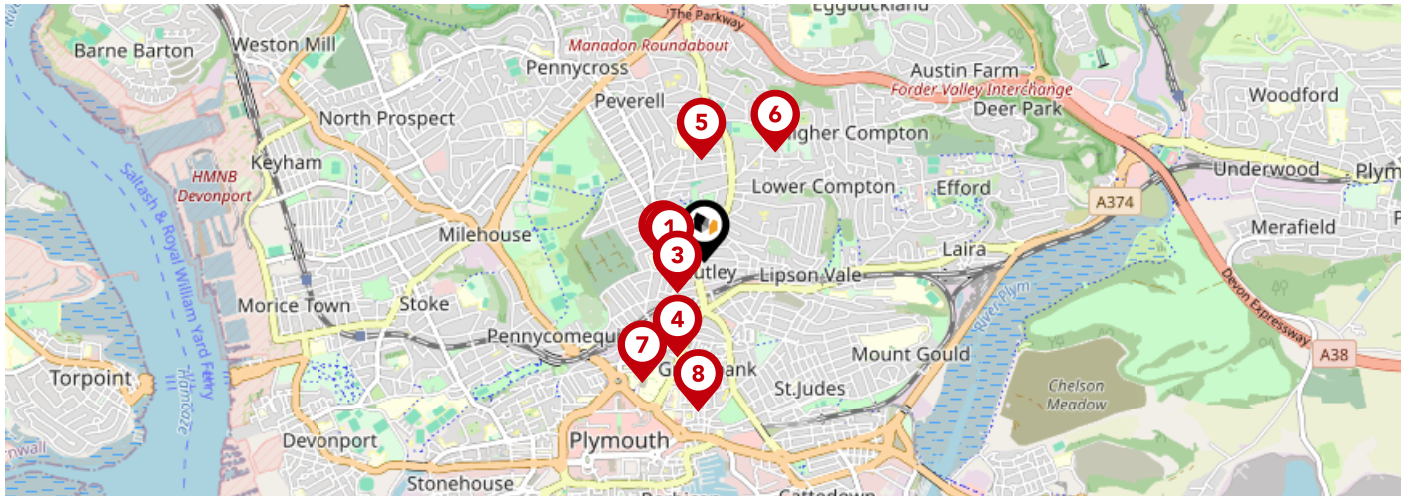
Valid until 20.10.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

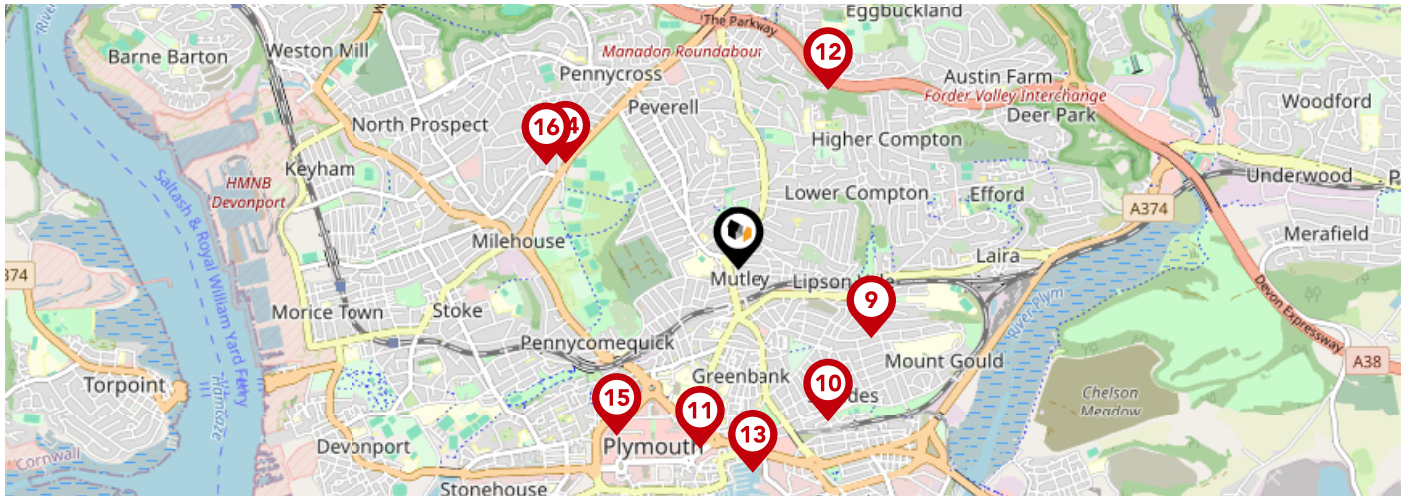
## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	-1
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Secondary glazing
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>



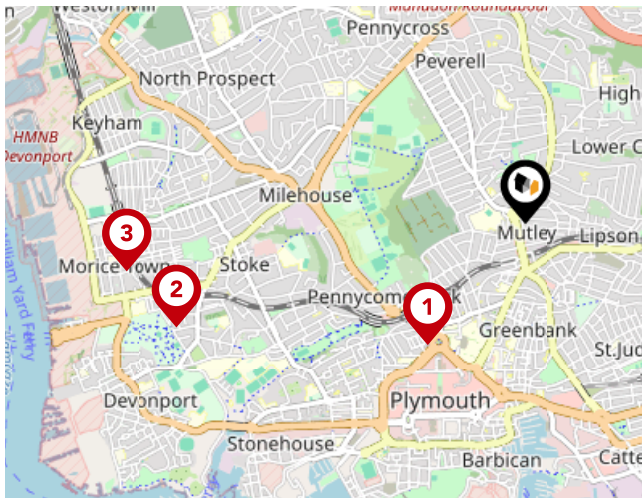


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hyde Park Infants' School</b> Ofsted Rating: Not Rated   Pupils: 243   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils: 816   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>King's School</b> Ofsted Rating: Not Rated   Pupils: 298   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Compton CofE Primary School</b> Ofsted Rating: Good   Pupils: 431   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






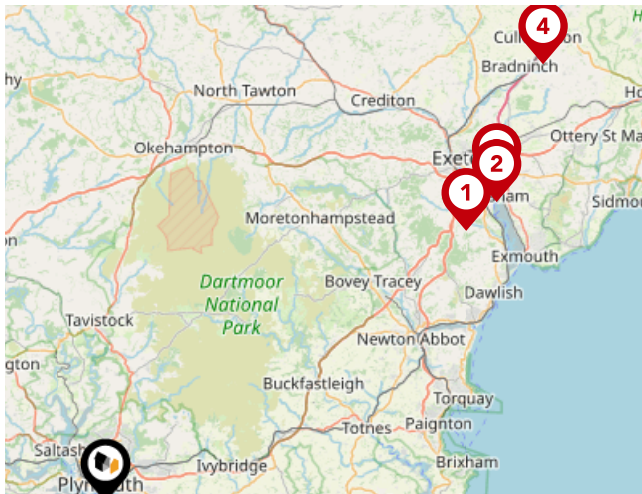
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Eggbuckland Community College</b> Ofsted Rating: Requires improvement   Pupils: 1040   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Devonport High School for Girls</b> Ofsted Rating: Good   Pupils: 860   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Montpelier Primary School</b> Ofsted Rating: Good   Pupils: 652   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)







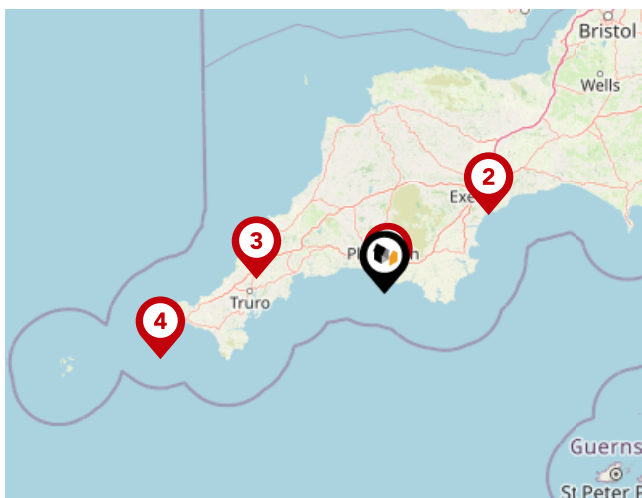
## National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	0.73 miles
	Devonport Rail Station	1.72 miles
	Dockyard (Plymouth) Rail Station	1.9 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	33.96 miles
	M5 J30	37.1 miles
	M5 J29	37.87 miles
	M5 J28	46.5 miles



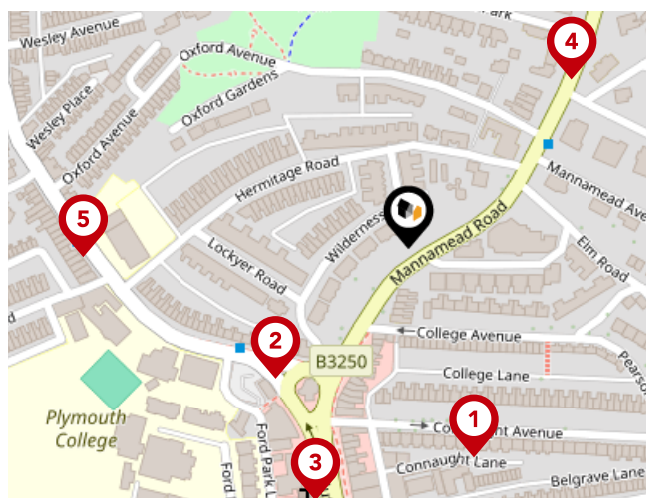
## Airports/Helipads

Pin	Name	Distance
	Glenholt	2.75 miles
	Exeter Airport	39.53 miles
	St Mawgan	38.67 miles
	Joppa	70.64 miles



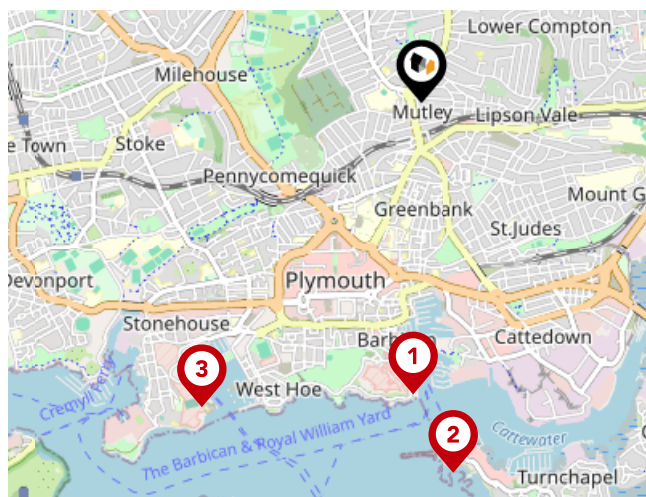
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Connaught Avenue	0.13 miles
2	Ford Park Lane	0.11 miles
3	Mutley Plain	0.16 miles
4	Thorn Park	0.14 miles
5	Hyde Park Primary School	0.19 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.38 miles
2	Plymouth Mount Batten Ferry Landing	1.76 miles
3	Plymouth Ferry Terminal	1.77 miles

## Important - Please Read

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# Lang Town & Country

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