

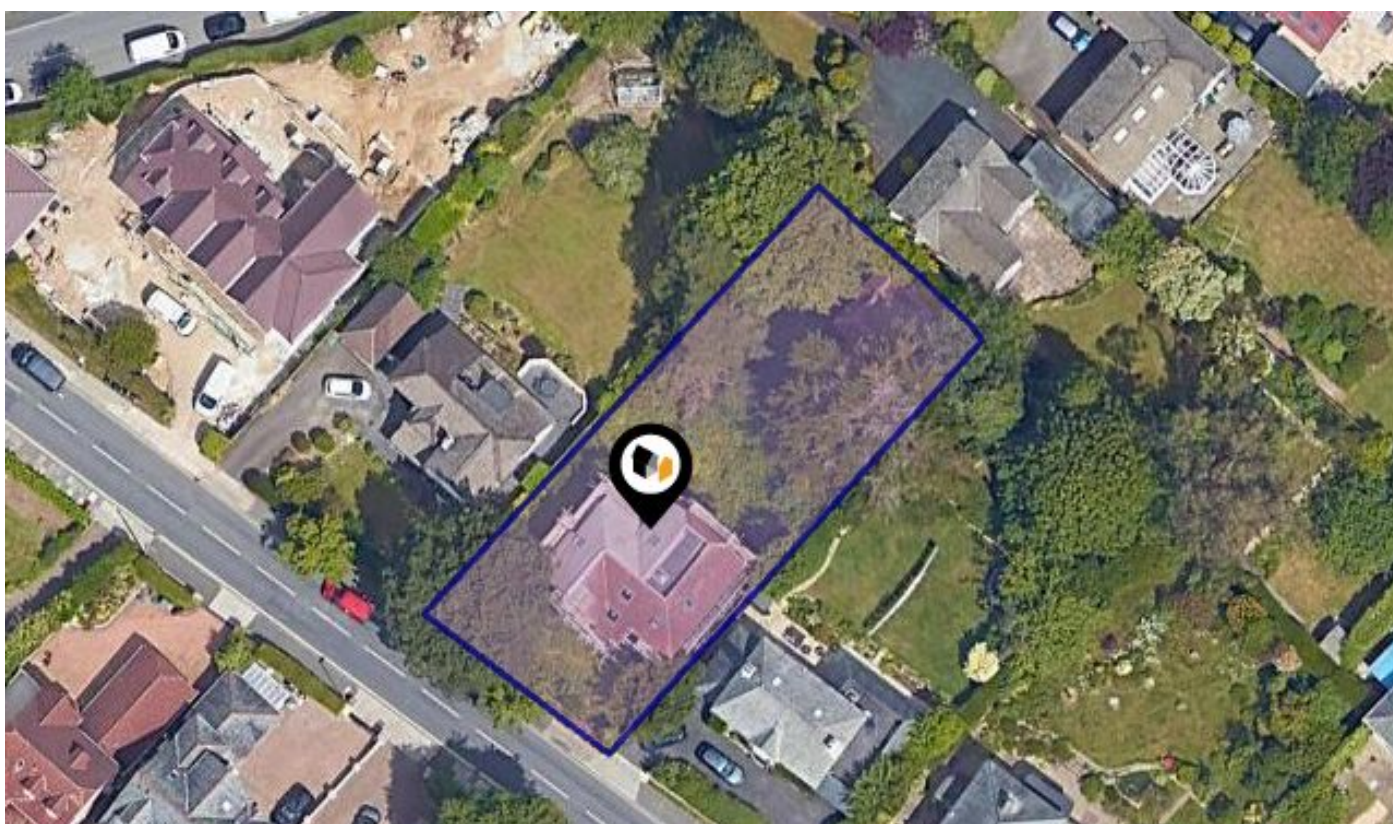


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd February 2025



POWISLAND DRIVE, DERRIFORD, PLYMOUTH, PL6

Lang Town & Country

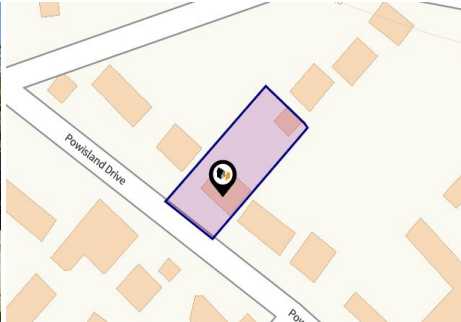
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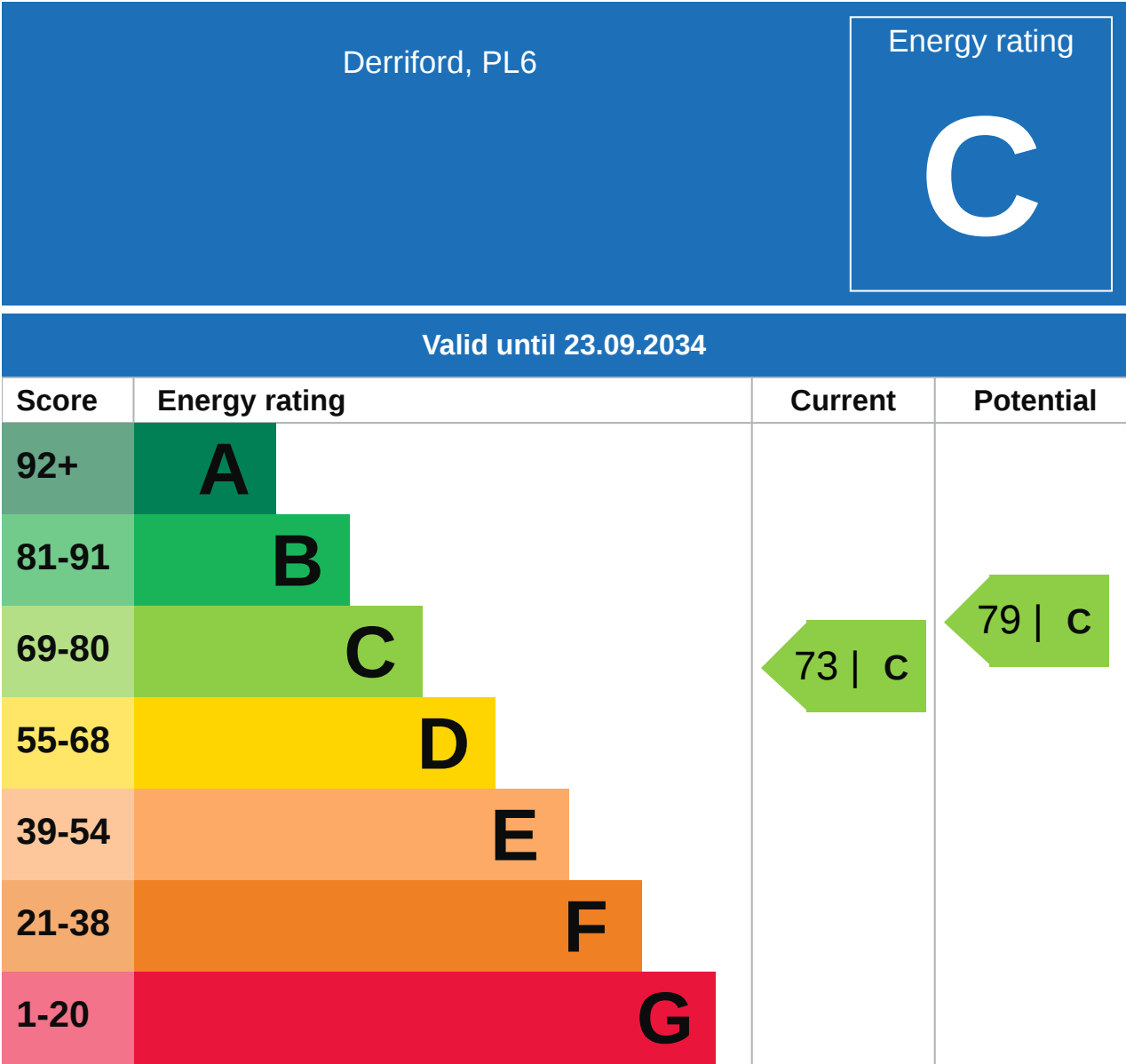
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	3,638 ft ² / 338 m ²		
Plot Area:	0.24 acres		
Council Tax :	Band Deleted		
Title Number:	DN18249		

Local Area

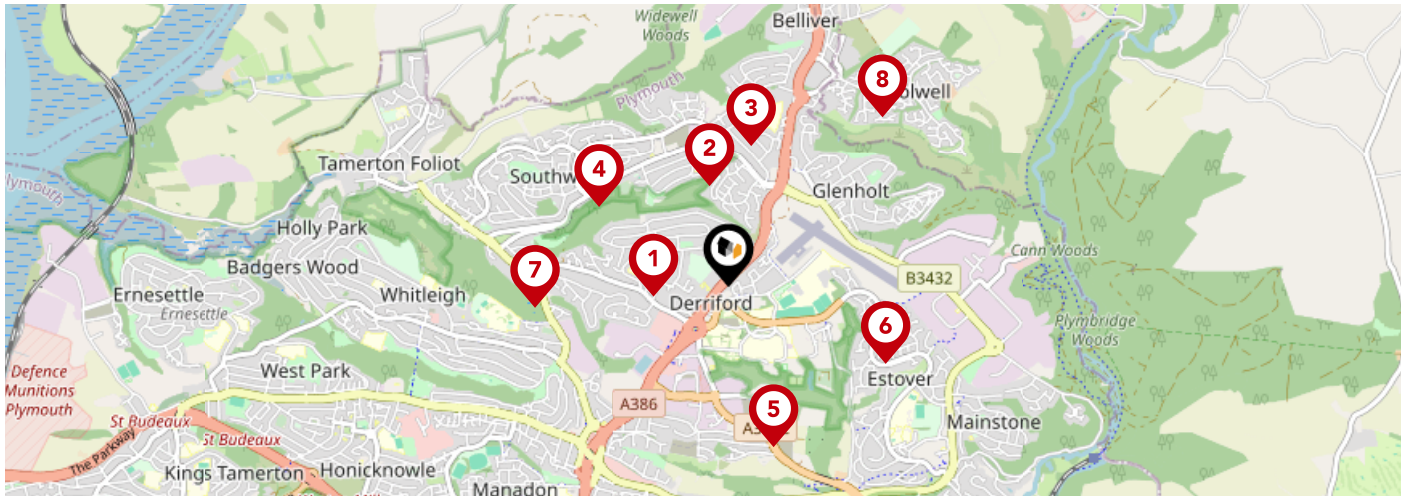
Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	5	64	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s

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

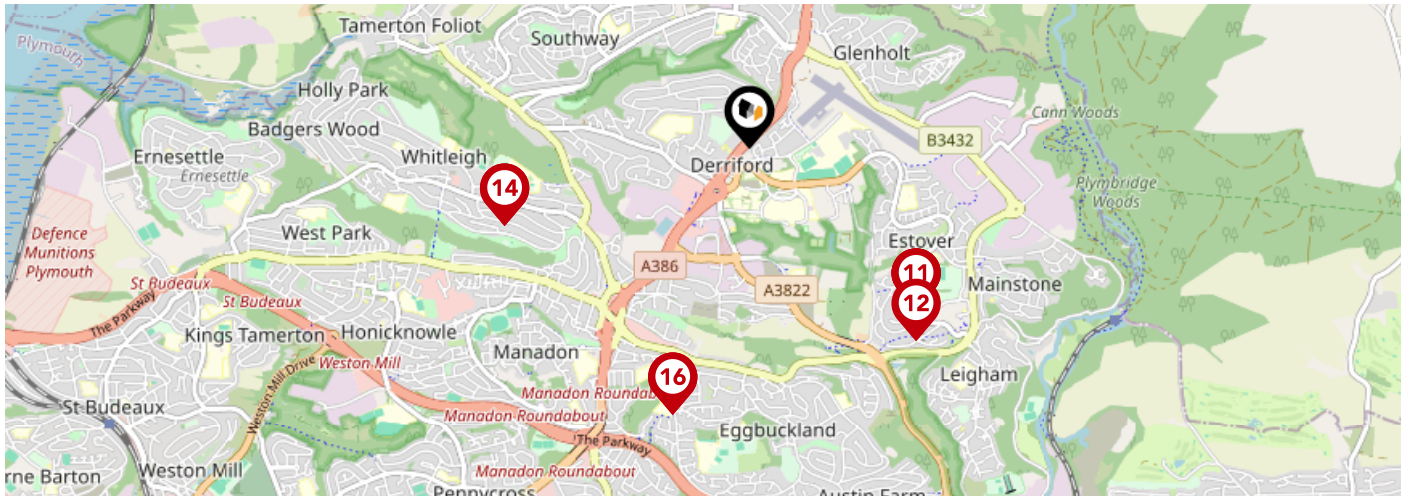


Additional EPC Data

Property Type:	House
Build Form:	Detached
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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	338 m ²



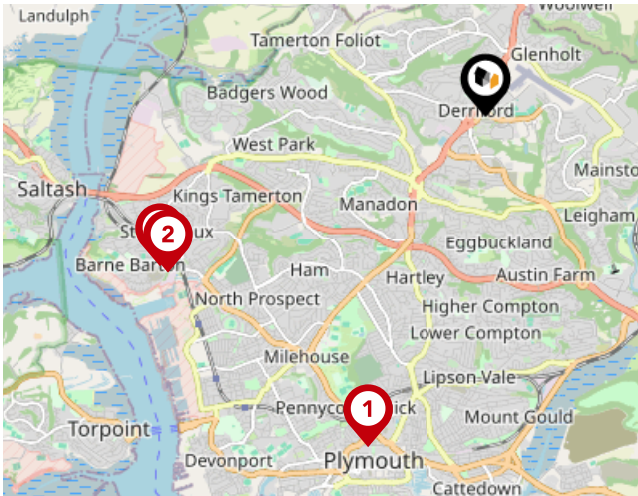
		Nursery	Primary	Secondary	College	Private
1	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:1.1	<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:1.1	<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:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Widely Court Primary School Ofsted Rating: Good Pupils: 602 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

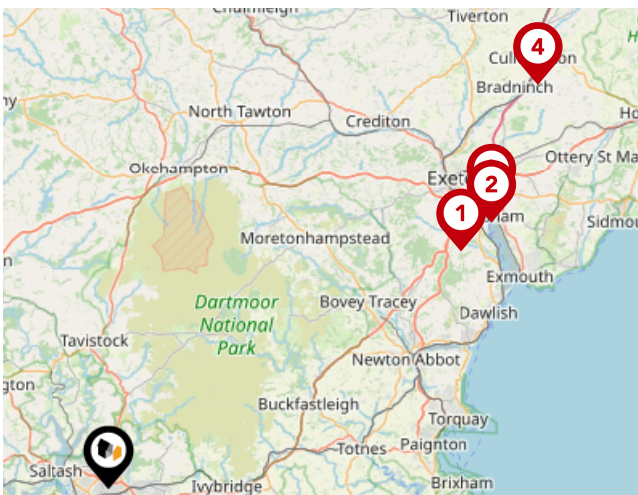
Area

Transport (National)



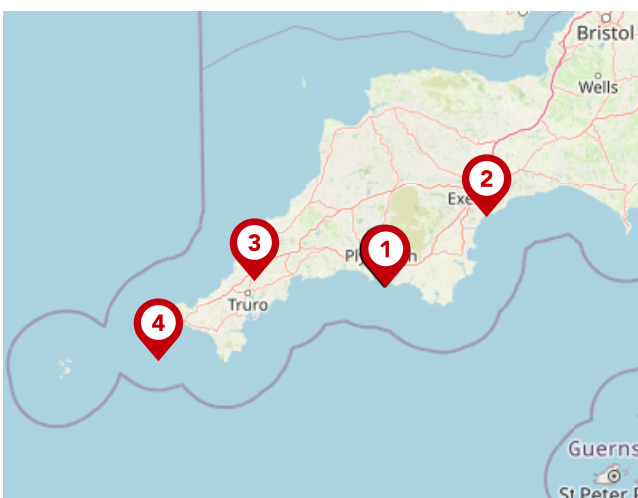
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.31 miles
2	St Budeaux Ferry Road Rail Station	3.34 miles
3	St Budeaux Victoria Road Rail Station	3.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.95 miles
2	M5 J30	35.06 miles
3	M5 J29	35.79 miles
4	M5 J28	44.25 miles

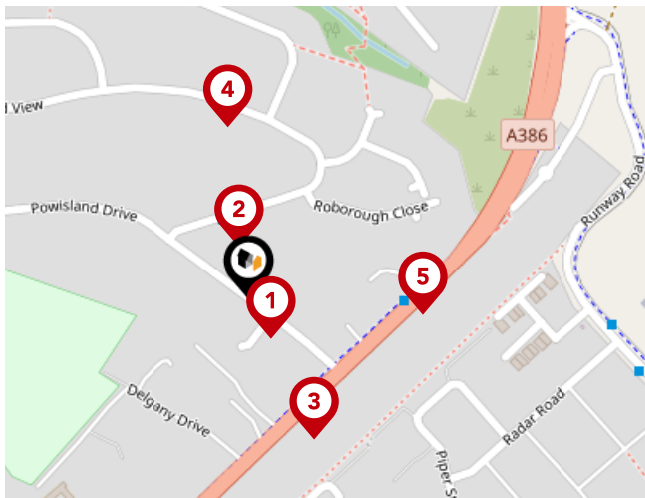


Airports/Helipads

Pin	Name	Distance
1	Glenholt	0.38 miles
2	Exeter Airport	37.5 miles
3	St Mawgan	39.1 miles
4	Joppa	71.99 miles

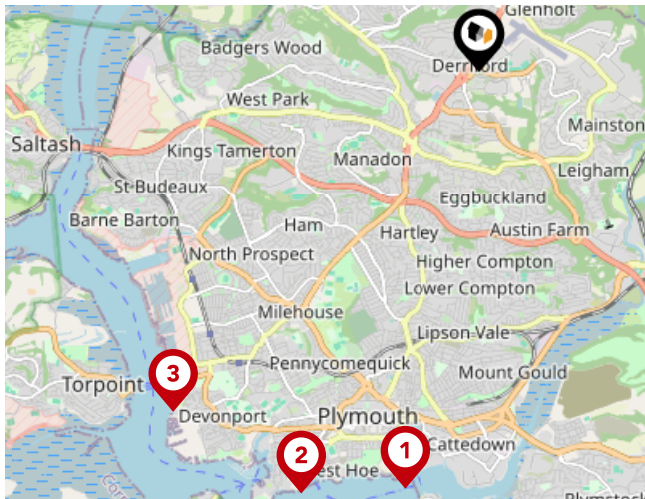
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Powisland Drive	0.03 miles
2	Roborough Avenue	0.03 miles
3	Powisland Drive	0.09 miles
4	Moorland View	0.1 miles
5	Powisland Drive	0.1 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.99 miles
2	Plymouth Ferry Terminal	4.33 miles
3	Devonport Ferry Terminal	4.32 miles

Important - Please Read

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Lang Town & Country

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