

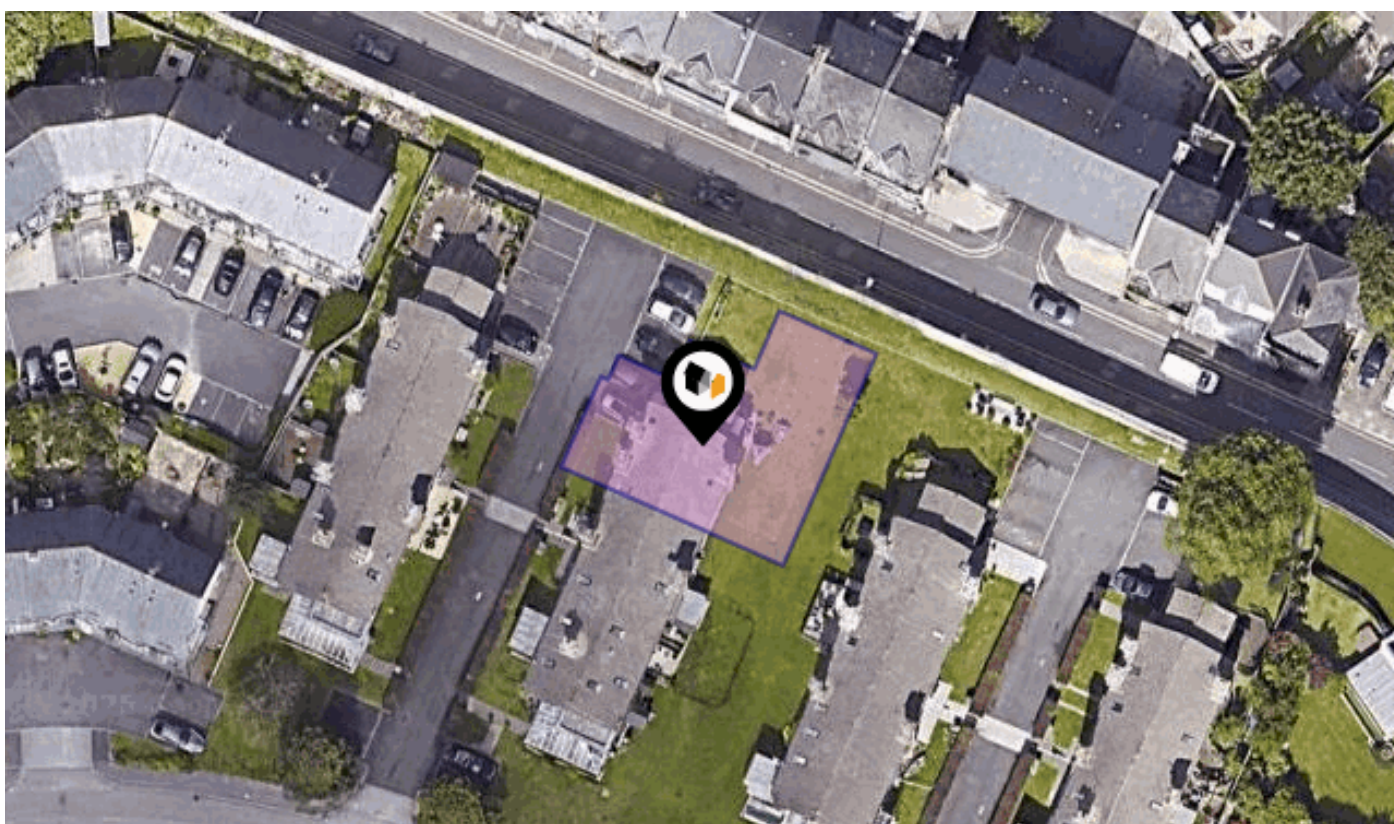


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07<sup>th</sup> February 2025



## CONSTANCE PLACE, PLYMOUTH, PL1

### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

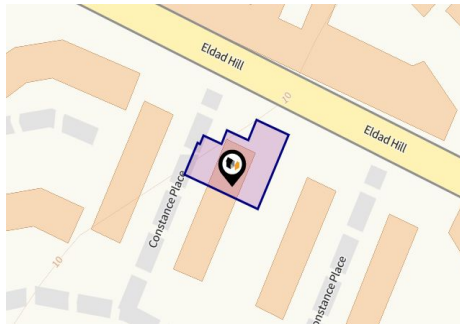
01752 456000

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street-view-image



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,130 ft <sup>2</sup> / 105 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN409866		

## Local Area

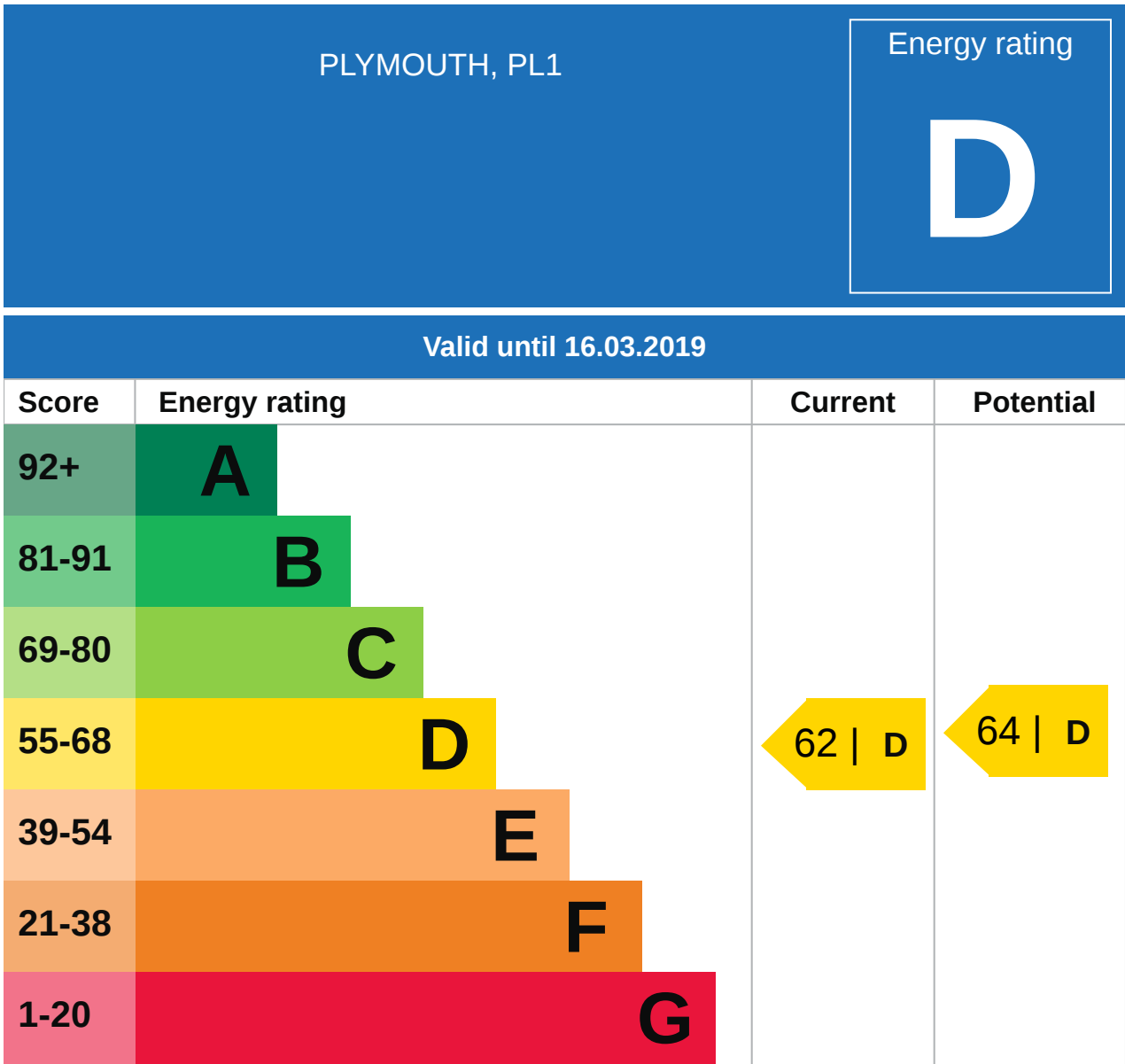
Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	Royal Naval Hospital	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	6	67	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s



Mobile Coverage:  
(based on calls indoors)

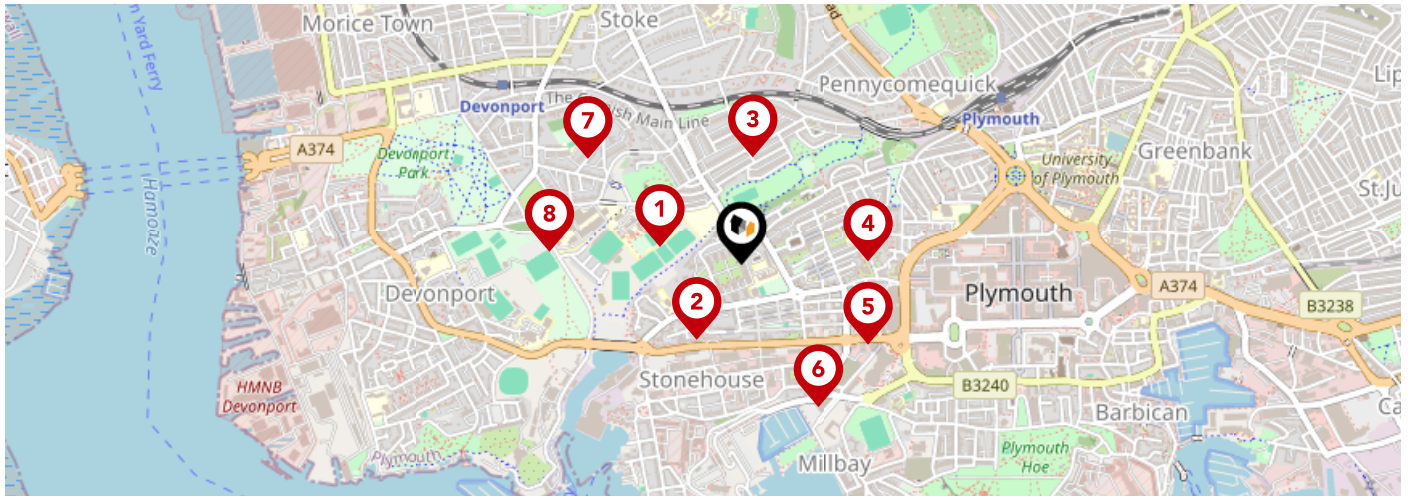
Satellite/Fibre TV Availability:





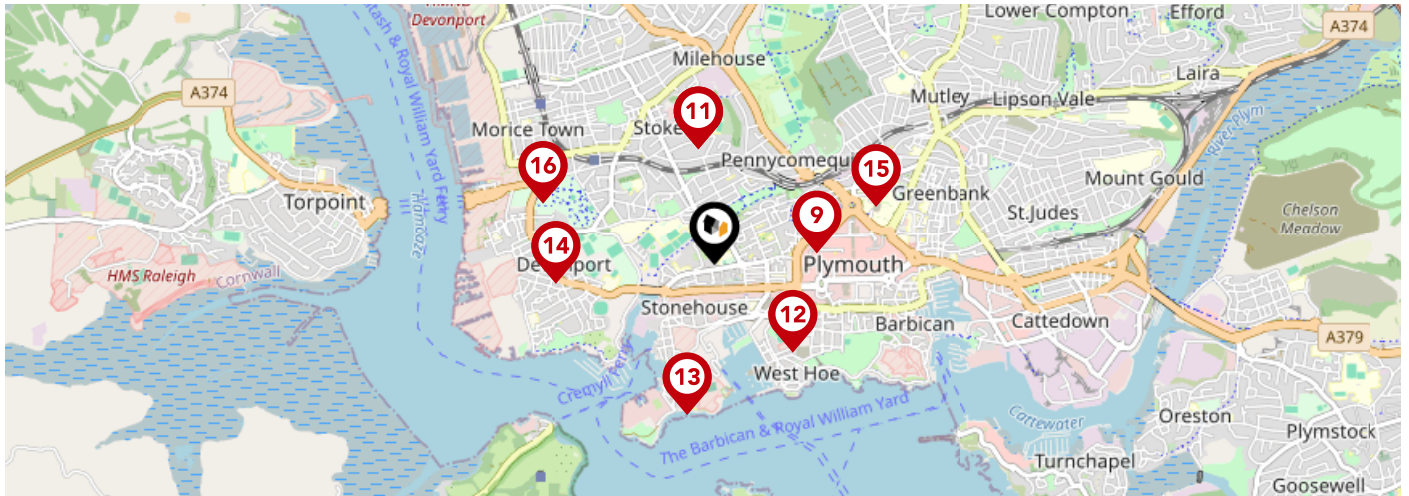
## Additional EPC Data

<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	104 m <sup>2</sup>



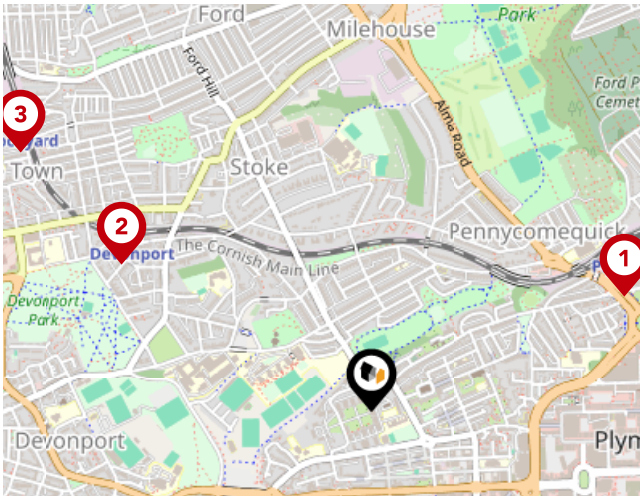
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





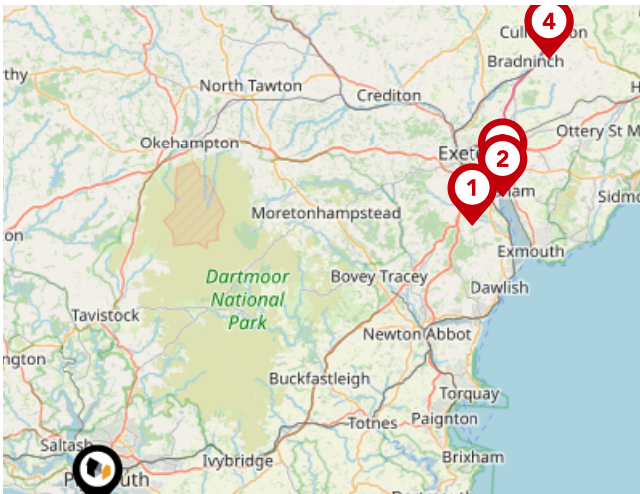
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Stoke Damerel Community College</b> Ofsted Rating: Good   Pupils: 1301   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>UTC Plymouth</b> Ofsted Rating: Good   Pupils: 551   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



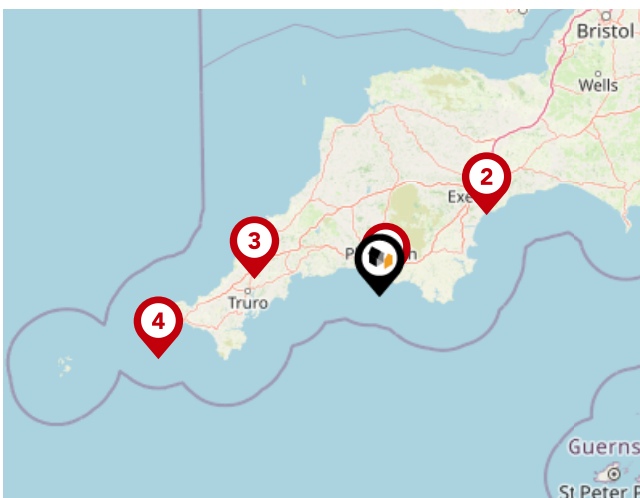
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.66 miles
2	Devonport Rail Station	0.69 miles
3	Dockyard (Plymouth) Rail Station	1.03 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.31 miles
2	M5 J30	38.45 miles
3	M5 J29	39.22 miles
4	M5 J28	47.85 miles



## Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.98 miles
2	Exeter Airport	40.88 miles
3	St Mawgan	37.73 miles
4	Joppa	69.4 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wyndham Lane	0.06 miles
2	Millbridge	0.08 miles
3	Wantage Gardens	0.08 miles
4	Wantage Gardens	0.11 miles
5	Stoke Road	0.13 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.6 miles
2	Plymouth Stonehouse Ferry Terminal	0.63 miles
3	Royal William Yard Ferry Landing	0.88 miles



## Important - Please Read

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# Lang Town & Country

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