

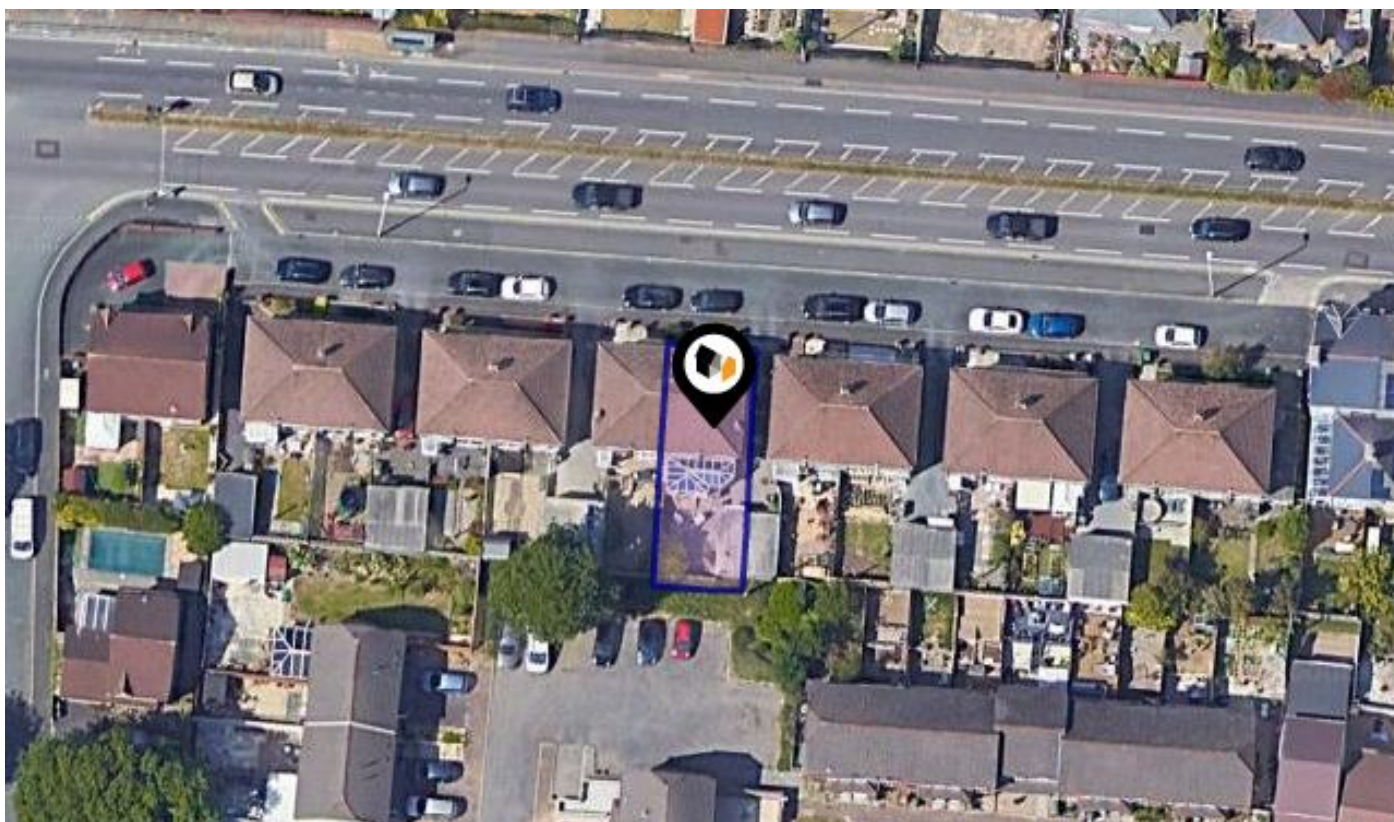


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06<sup>th</sup> February 2025



**CROWNHILL ROAD, PLYMOUTH, PL5**

## Lang Town & Country

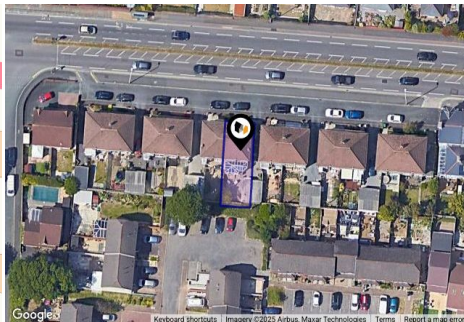
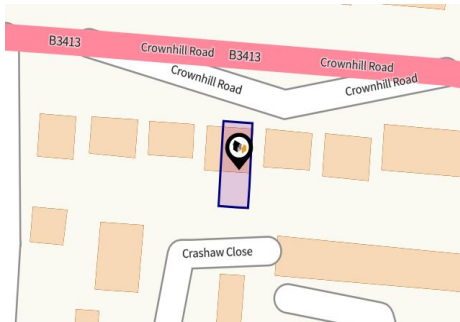
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com





## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,130 ft <sup>2</sup> / 105 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,969
Title Number:	DN423987

Tenure: Freehold

## Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

13  
mb/s



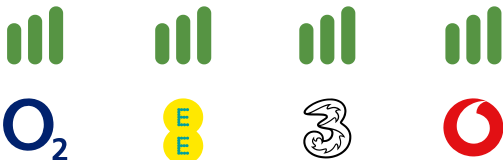
74  
mb/s



1000  
mb/s

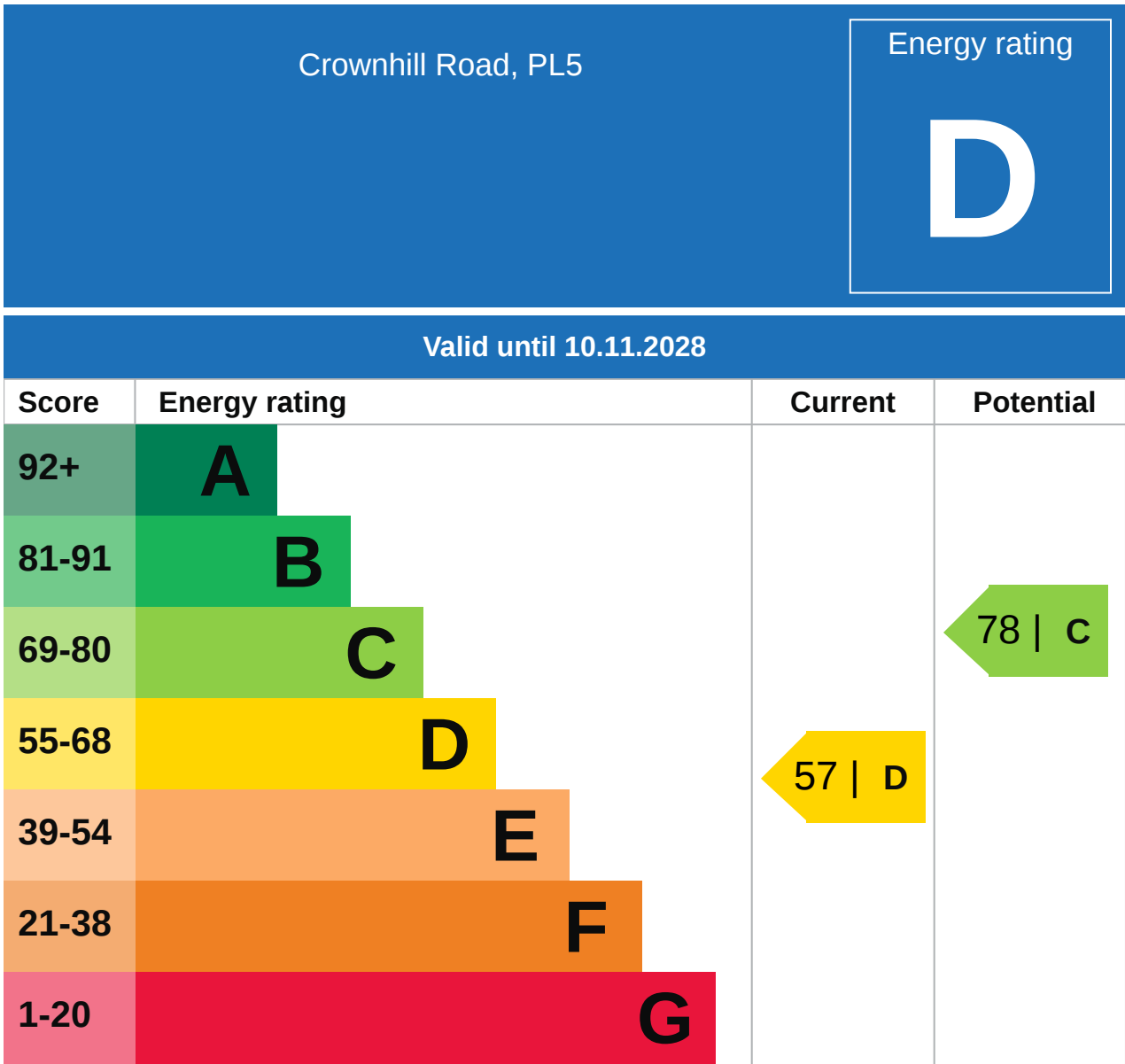


Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

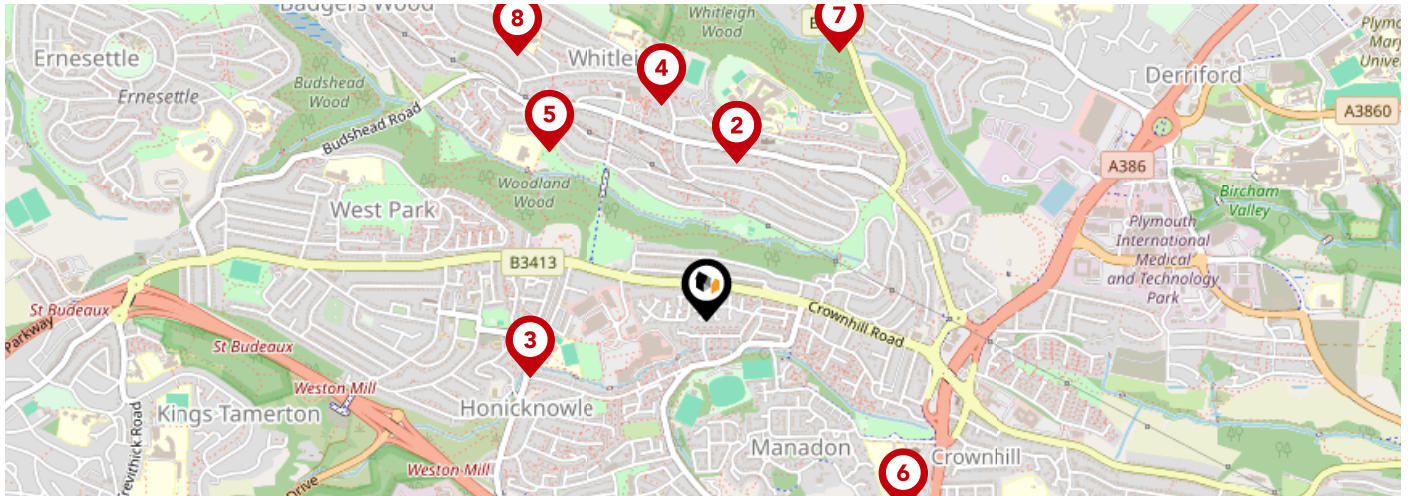




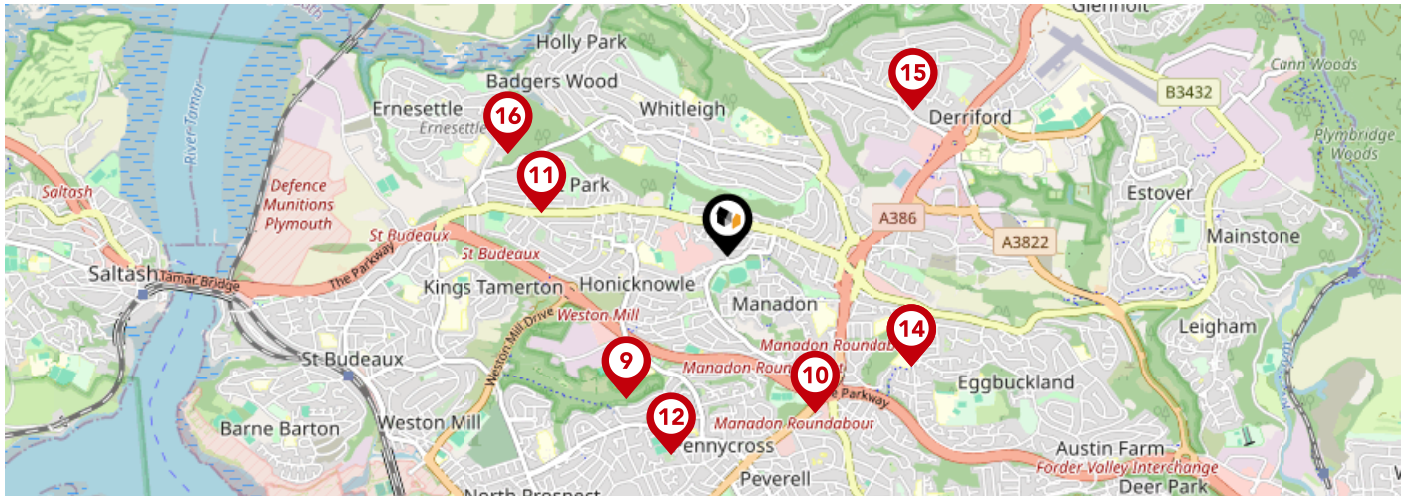
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<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 8% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	105 m <sup>2</sup>



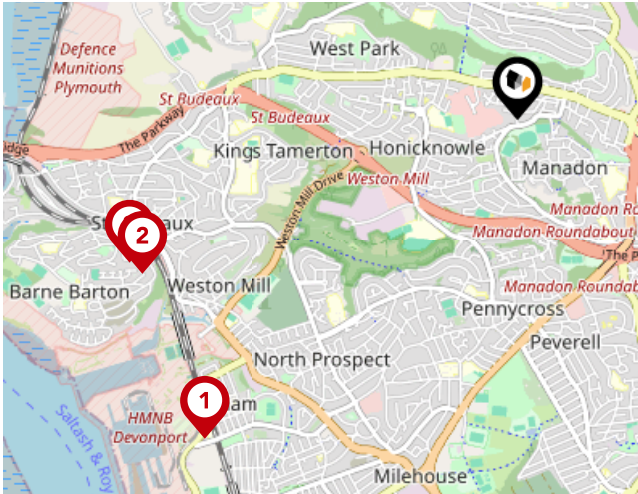


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Whitleigh Community Primary School</b> Ofsted Rating: Good   Pupils: 365   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sir John Hunt Community Sports College</b> Ofsted Rating: Good   Pupils: 761   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Shakespeare Primary School</b> Ofsted Rating: Requires improvement   Pupils: 410   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Woodfield Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Brook Green Centre for Learning</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Boniface's RC College</b> Ofsted Rating: Requires improvement   Pupils: 374   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Woodlands School</b> Ofsted Rating: Good   Pupils: 85   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Peter's RC Primary School</b> Ofsted Rating: Good   Pupils: 122   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






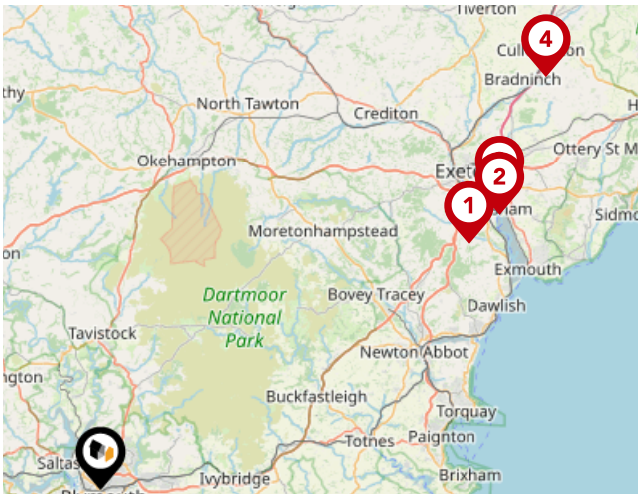
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>All Saints Church of England Academy</b> Ofsted Rating: Good   Pupils: 616   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Manadon Vale Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Knowle Primary School</b> Ofsted Rating: Good   Pupils: 325   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Pennycross Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Widey Court Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Courtlands School</b> Ofsted Rating: Good   Pupils: 107   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Notre Dame RC School</b> Ofsted Rating: Good   Pupils: 765   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Mill Ford School</b> Ofsted Rating: Good   Pupils: 121   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)







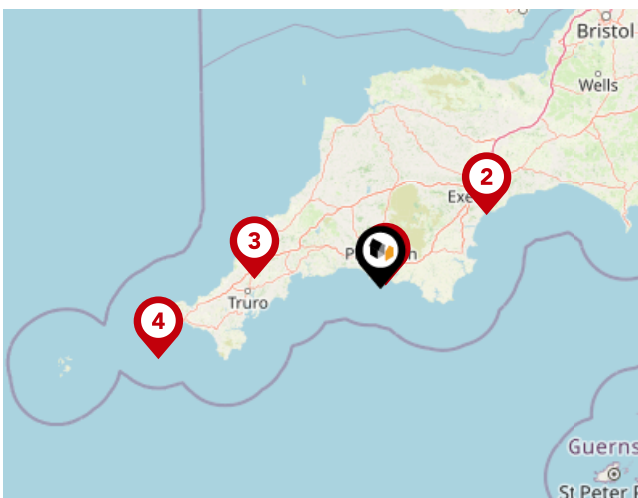
## National Rail Stations

Pin	Name	Distance
	Keyham Rail Station	2.11 miles
	St Budeaux Ferry Road Rail Station	1.91 miles
	St Budeaux Victoria Road Rail Station	1.95 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	33.38 miles
	M5 J30	36.49 miles
	M5 J29	37.21 miles
	M5 J28	45.65 miles



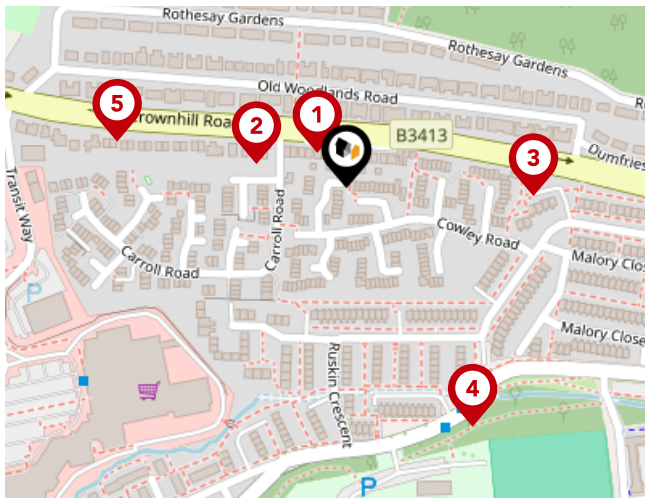
## Airports/Helipads

Pin	Name	Distance
	Glenholt	1.76 miles
	Exeter Airport	38.93 miles
	St Mawgan	37.92 miles
	Joppa	70.6 miles



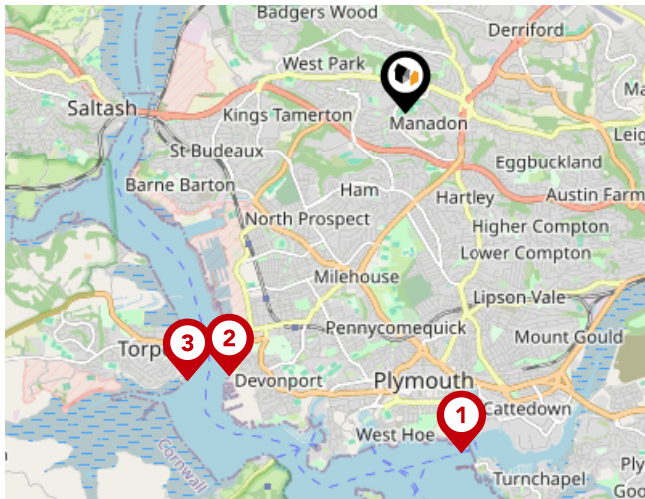
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Carroll Road	0.03 miles
2	Carroll Road	0.06 miles
3	Old Woodlands Road	0.11 miles
4	Ruskin Stores	0.16 miles
5	Old Woodlands Road West	0.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.24 miles
2	Devonport Ferry Terminal	2.98 miles
3	Torpoint Ferry Terminal	3.25 miles



## Important - Please Read

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# Lang Town & Country

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