

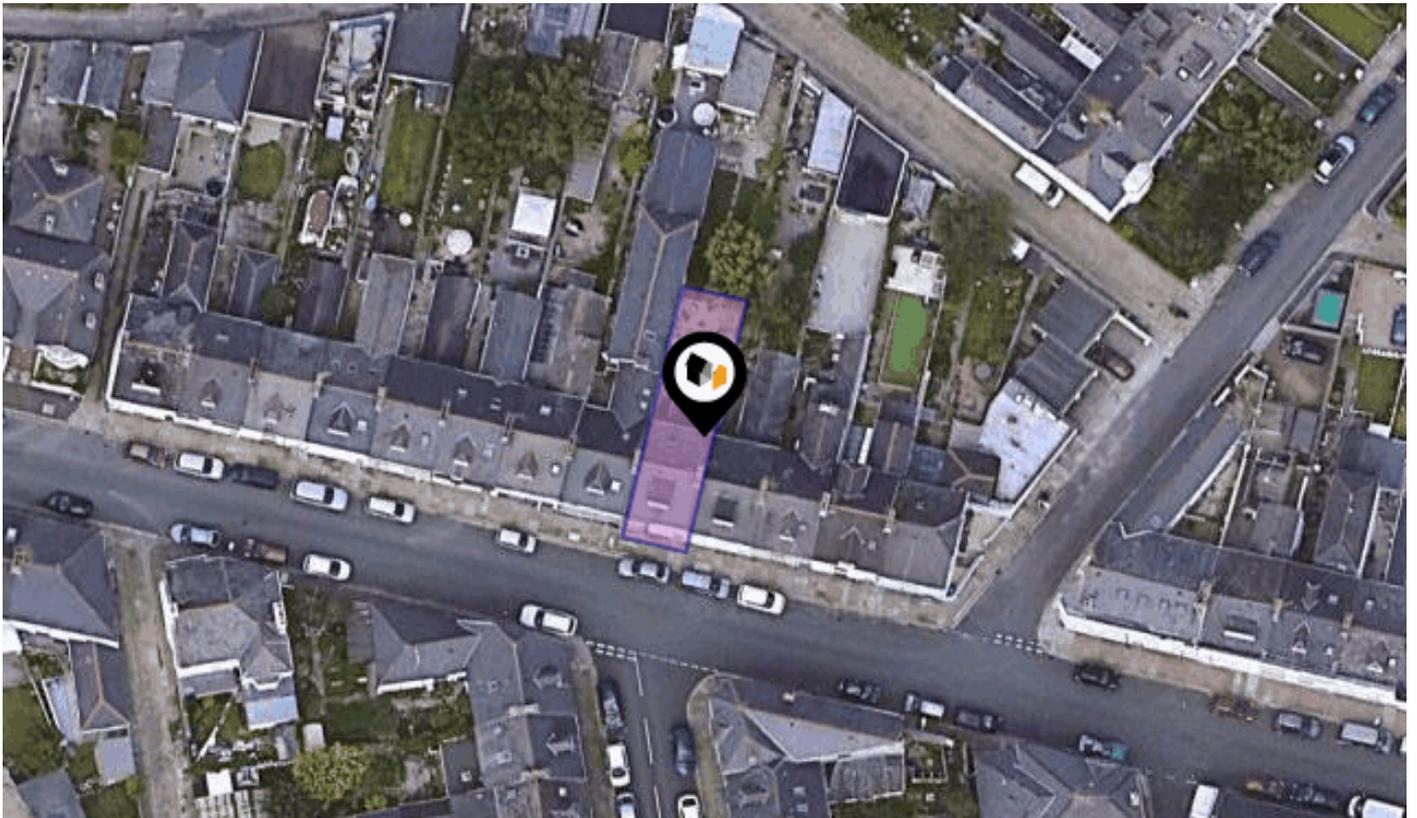


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14<sup>th</sup> February 2025



## WATERLOO STREET, STOKE, PLYMOUTH, PL1

### Lang Town & Country

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	1,280 ft <sup>2</sup> / 119 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,723		
<b>Title Number:</b>	DN491137		

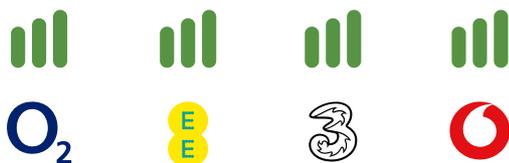
## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	STOKE
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>55</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:



Stoke, PL1

Energy rating

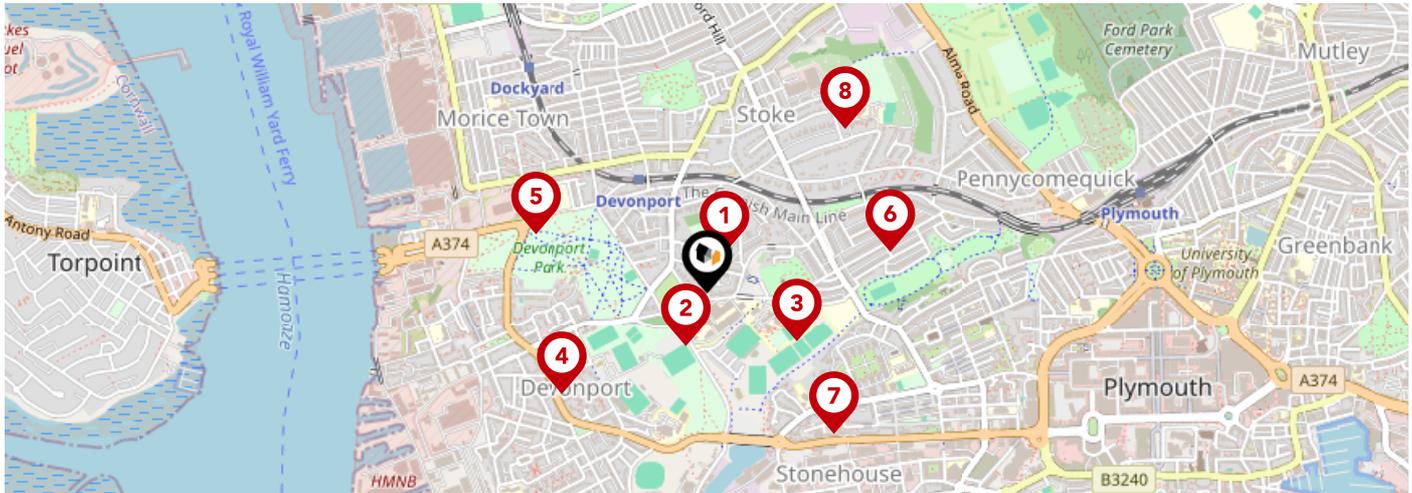
**D**

Valid until 01.03.2033

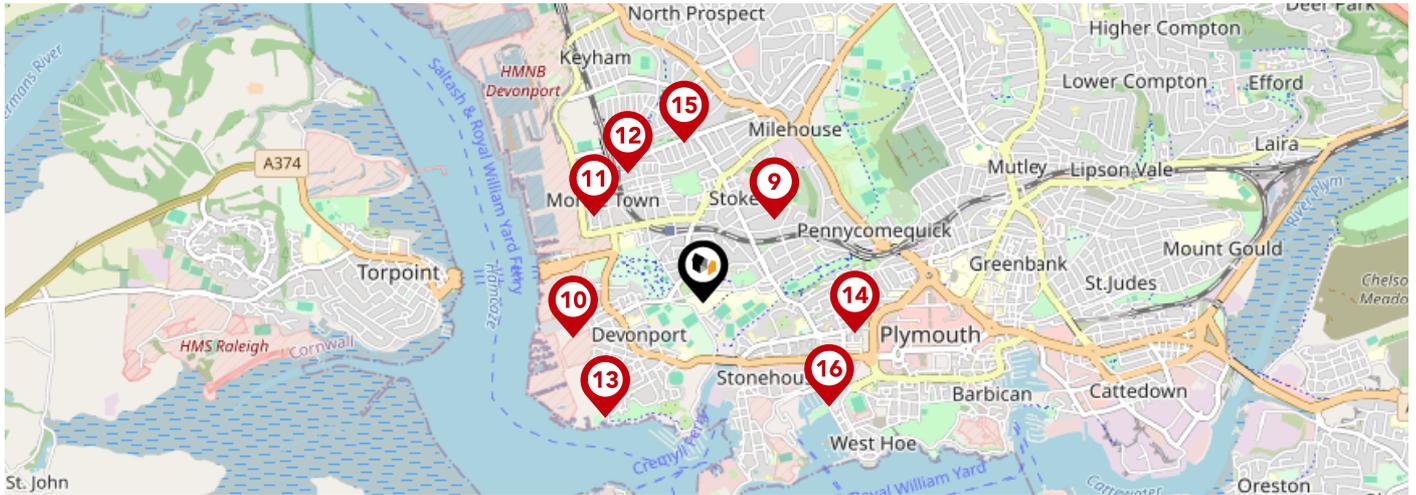
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<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, unknown install date
<b>Previous Extension:</b>	1
<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>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	119 m <sup>2</sup>

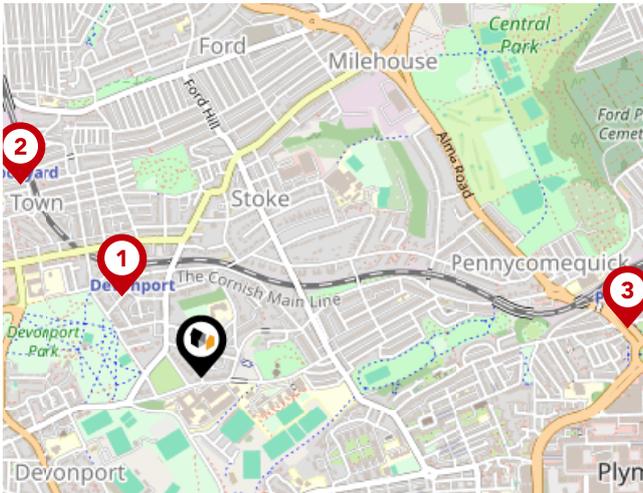


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>UTC Plymouth</b> Ofsted Rating: Good   Pupils: 551   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



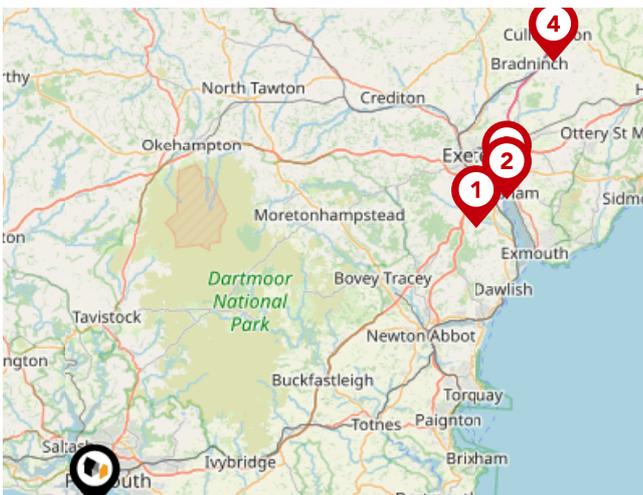
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Stoke Damerel Community College</b> Ofsted Rating: Good   Pupils: 1301   Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Marlborough Primary Academy</b> Ofsted Rating: Good   Pupils: 111   Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Morice Town Primary Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>College Road Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Mount Wise Community Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Ford Primary School</b> Ofsted Rating: Requires improvement   Pupils: 214   Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.27 miles
2	Dockyard (Plymouth) Rail Station	0.62 miles
3	Plymouth Rail Station	1.01 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.55 miles
2	M5 J30	38.68 miles
3	M5 J29	39.44 miles
4	M5 J28	48.03 miles

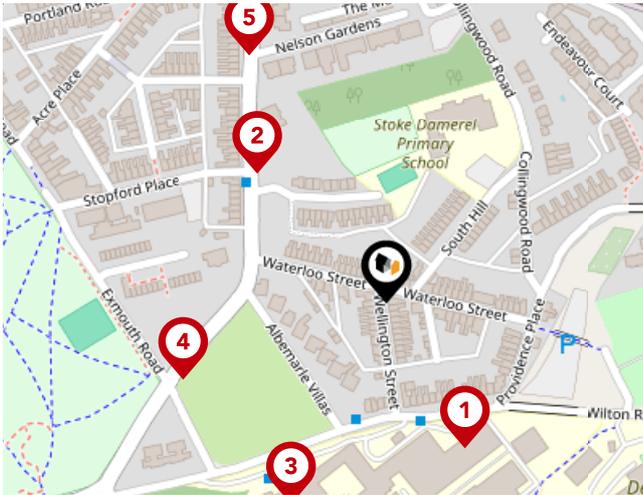


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.08 miles
2	Exeter Airport	41.11 miles
3	St Mawgan	37.3 miles
4	Joppa	69.05 miles

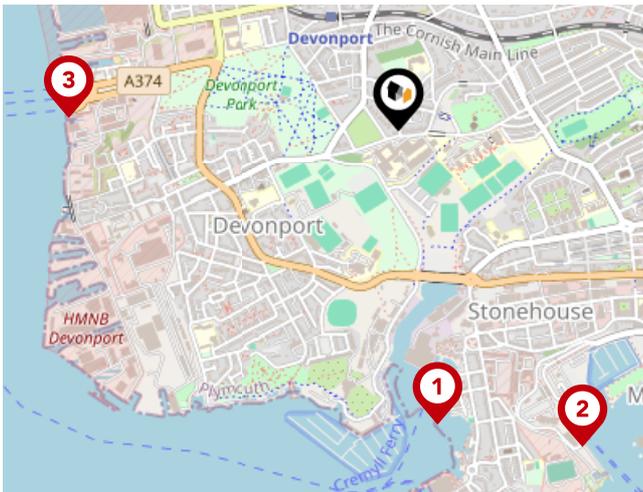
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Paradise Road	0.1 miles
2	Astor Hall	0.11 miles
3	City College Plymouth	0.13 miles
4	Exmouth Road	0.13 miles
5	Nelson Gardens	0.17 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.7 miles
2	Plymouth Ferry Terminal	0.87 miles
3	Devonport Ferry Terminal	0.78 miles

## Important - Please Read

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# Lang Town & Country

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