

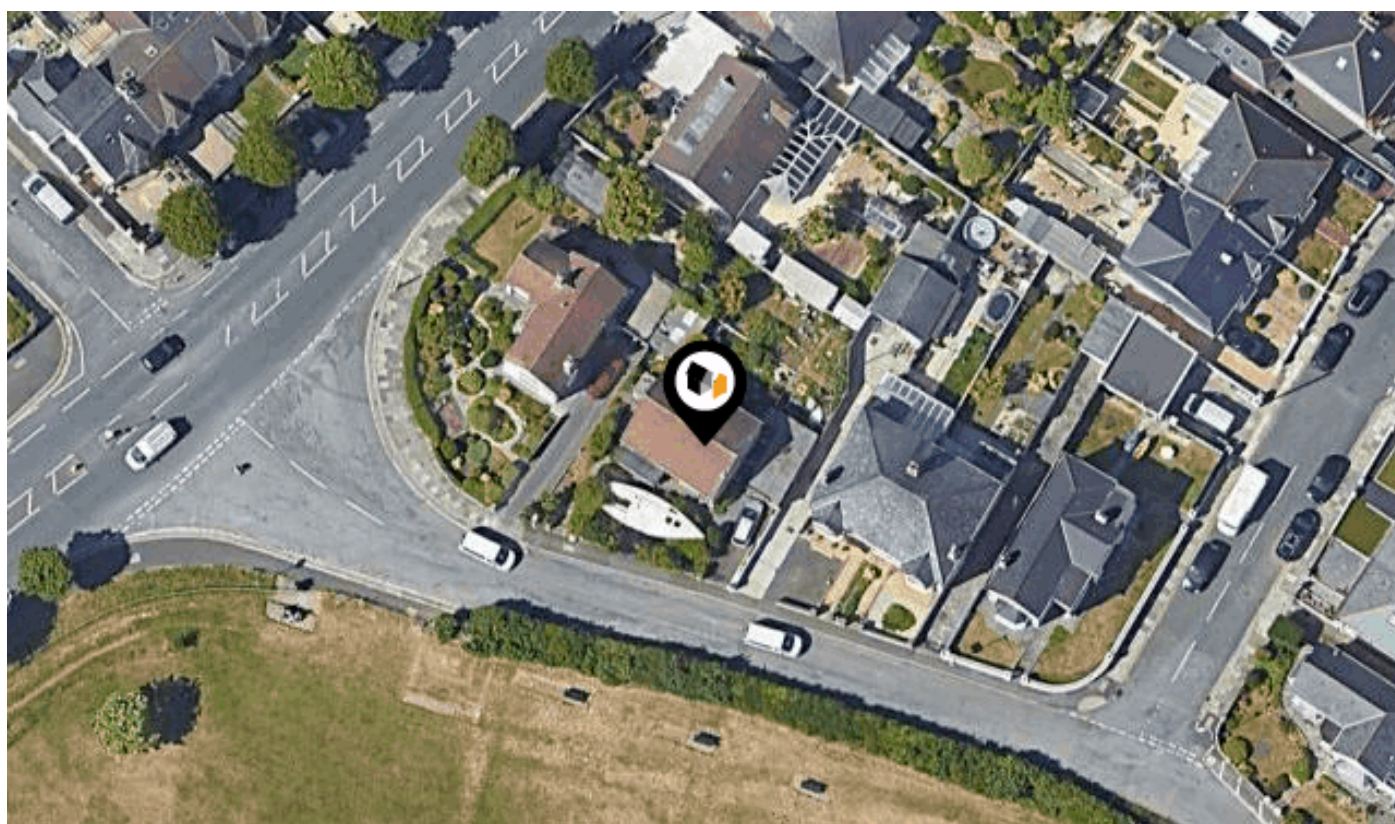


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th February 2025



ROW LANE, PLYMOUTH, PL5

Lang Town & Country

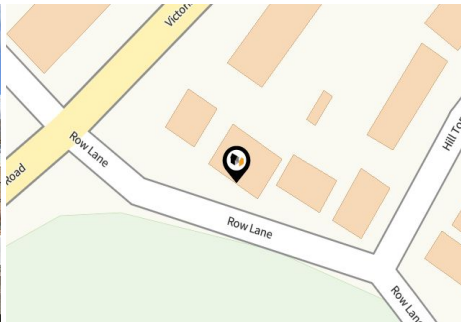
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,280 ft ² / 119 m ²
Council Tax :	Band D
Annual Estimate:	£2,215

Local Area

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

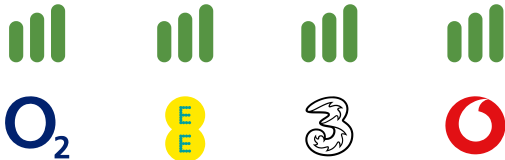
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

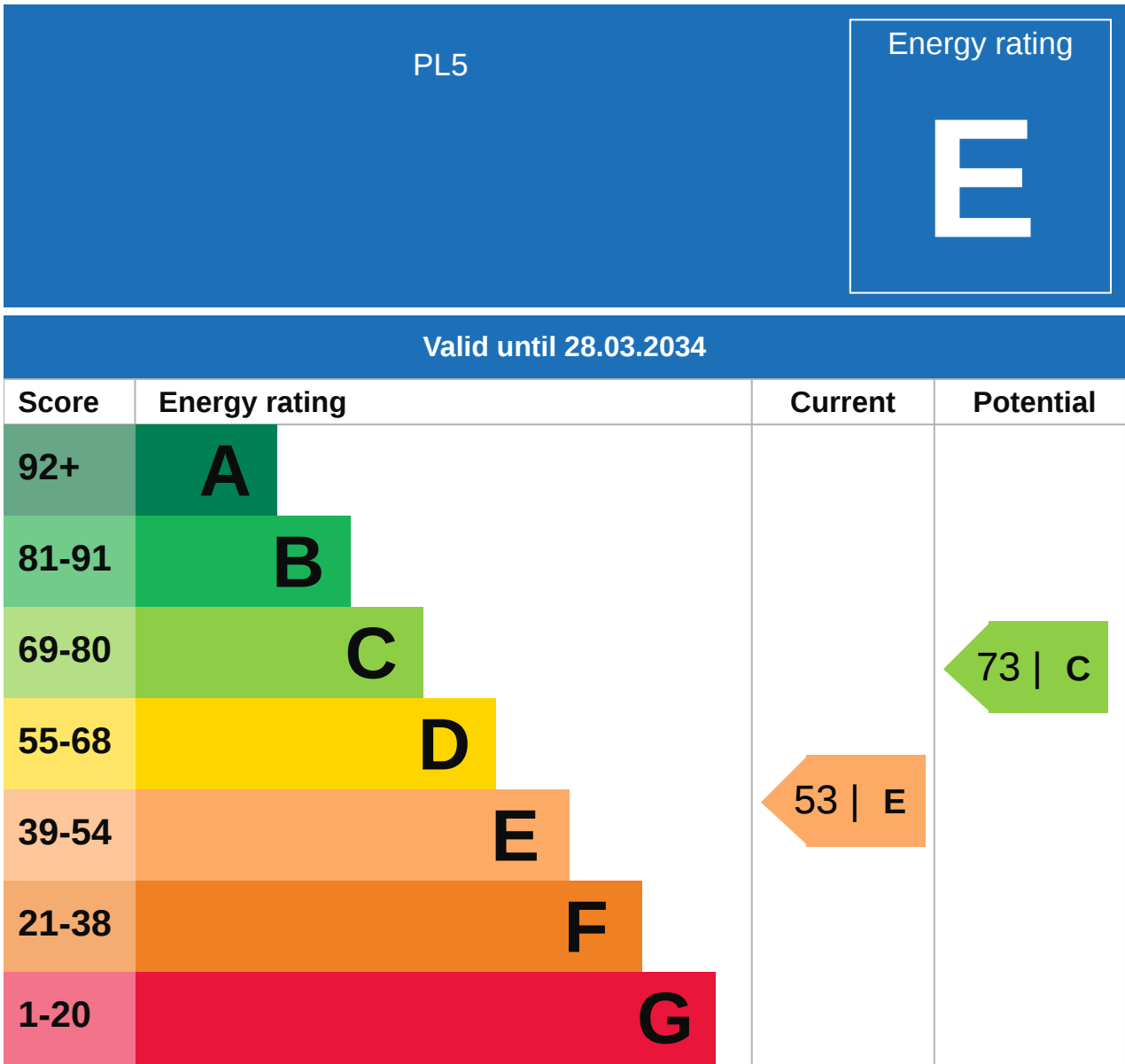
Mobile Coverage:

(based on calls indoors)



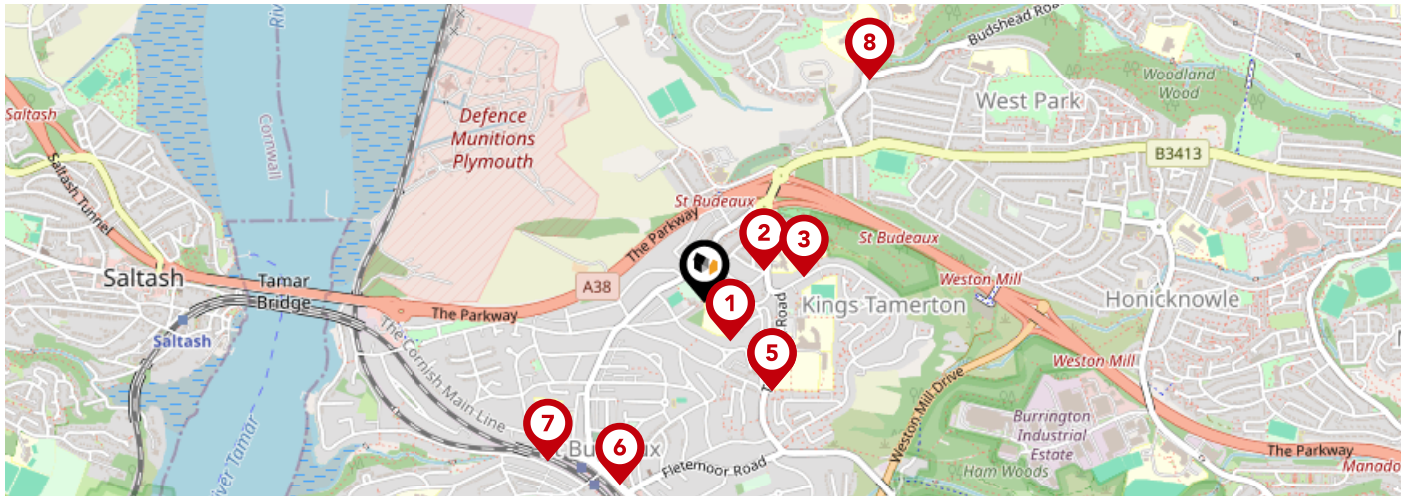
Satellite/Fibre TV Availability:



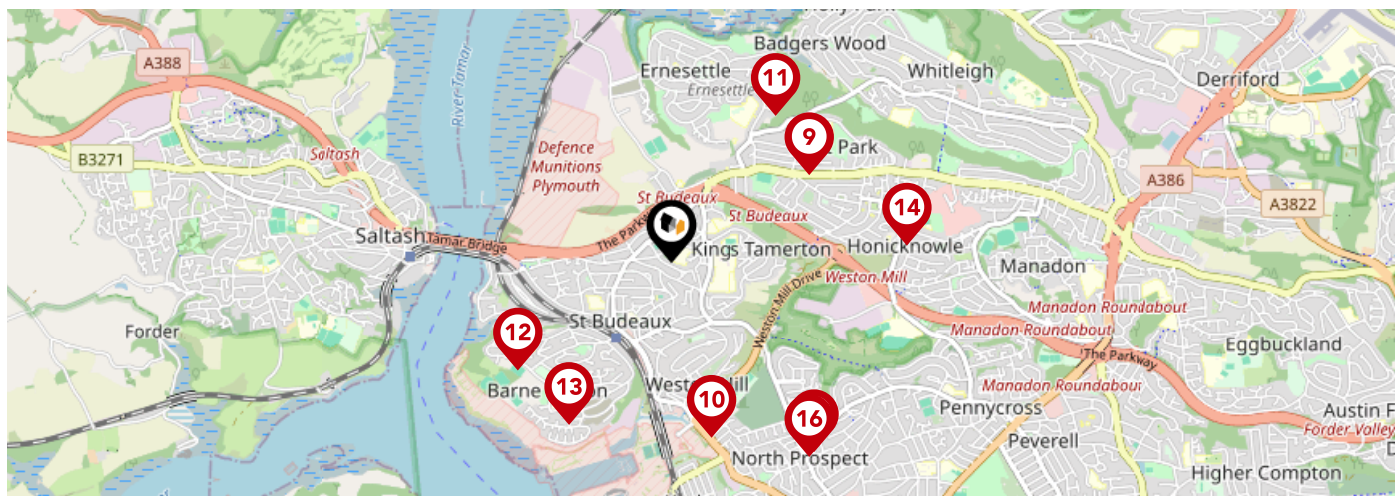


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Non 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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	119 m ²



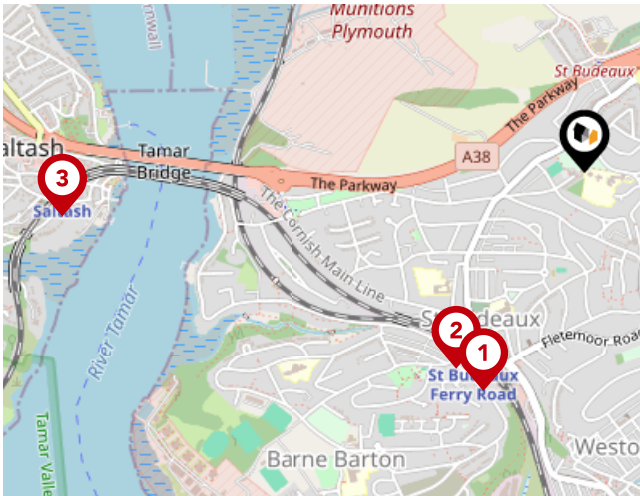
		Nursery	Primary	Secondary	College	Private
1	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Budeaux CoE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:1.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

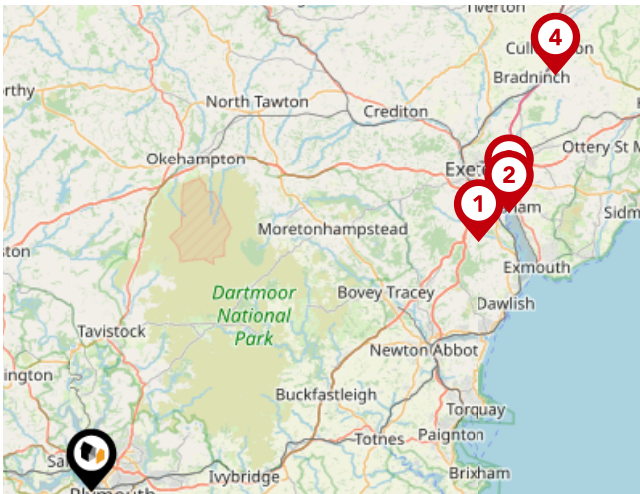
Area

Transport (National)



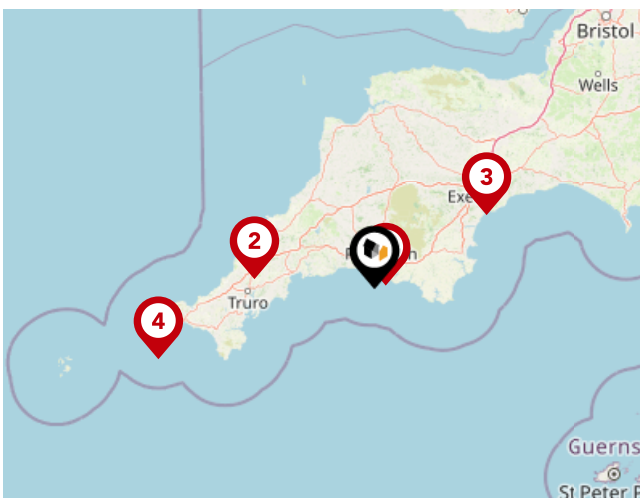
National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	0.57 miles
2	St Budeaux Victoria Road Rail Station	0.55 miles
3	Saltash Rail Station	1.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.77 miles
2	M5 J30	37.87 miles
3	M5 J29	38.58 miles
4	M5 J28	46.92 miles

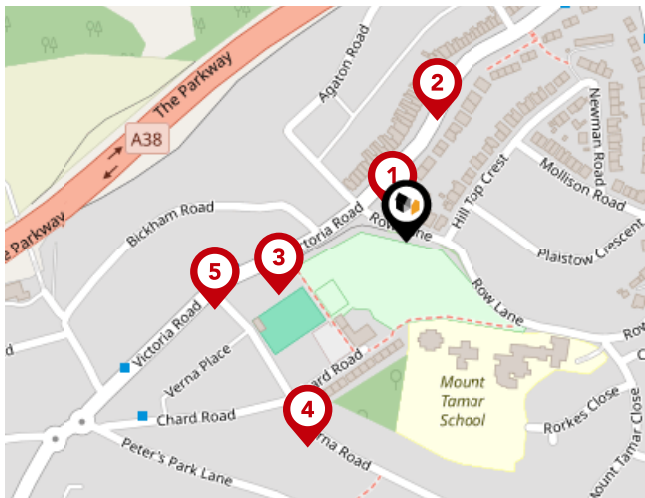


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.27 miles
2	St Mawgan	36.41 miles
3	Exeter Airport	40.31 miles
4	Joppa	69.07 miles

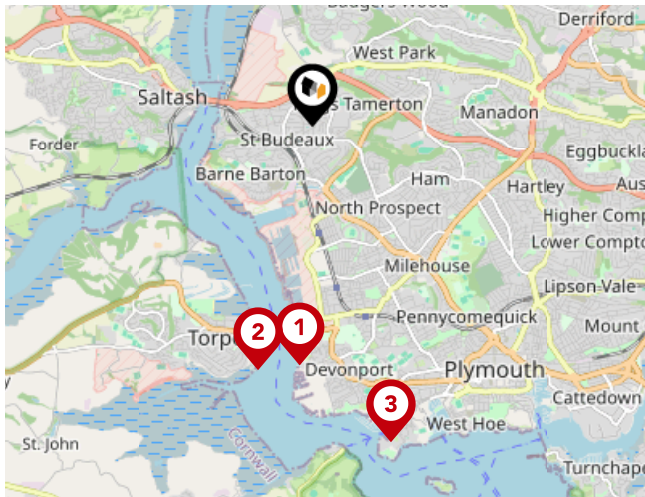
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Row Lane	0.02 miles
2	Victoria Road Top	0.07 miles
3	Victoria Road Tennis Courts	0.08 miles
4	Chard Road Surgery	0.13 miles
5	Verna Road	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	2.26 miles
2	Torpoint Ferry Terminal	2.37 miles
3	Plymouth Stonehouse Ferry Terminal	3.08 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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