

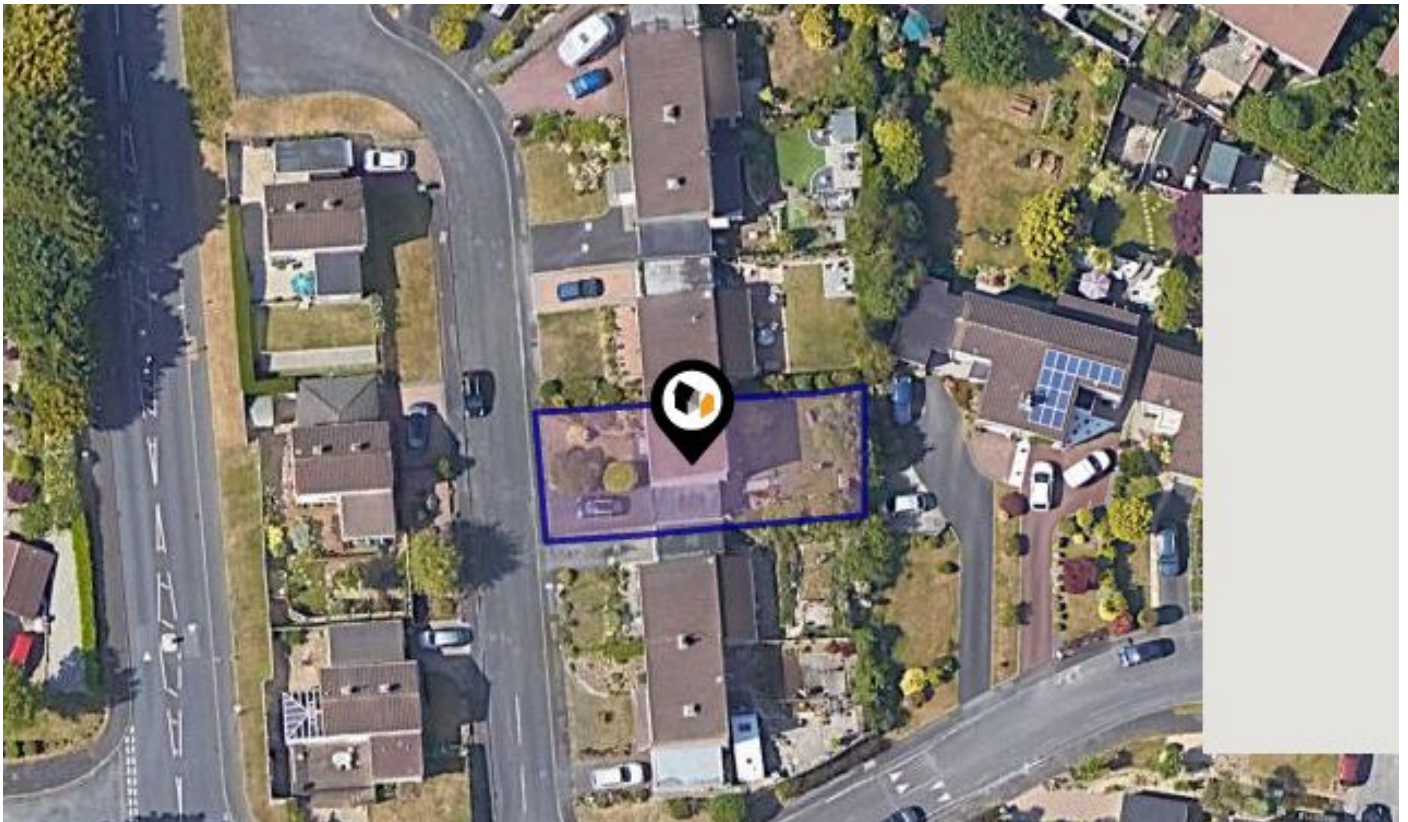


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st August 2024



11, HASWELL CLOSE, PLYMOUTH, PL6 5NN

6 Mannamead Road Plymouth Devon PL4 7AA

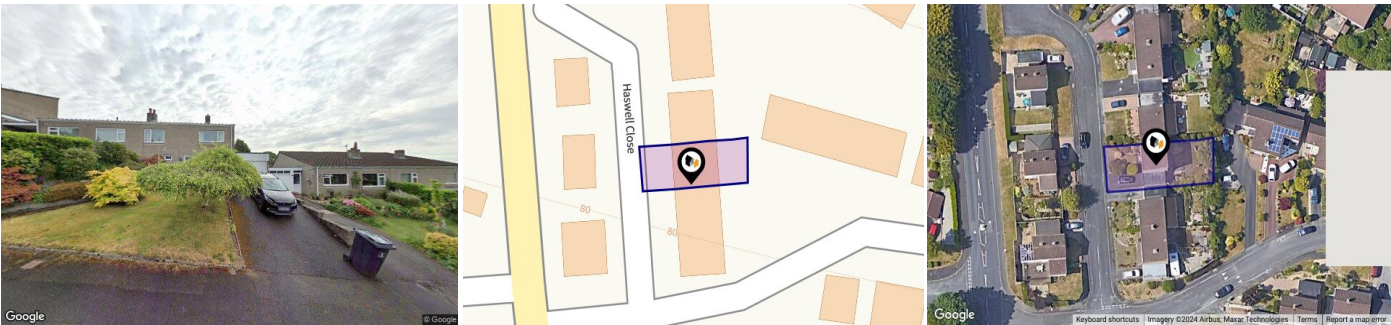
01752 256000

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Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN18078		
UPRN:	100040447316		

Local Area

Local Authority:	Plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	15	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s

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

Property

EPC - Certificate

11 Haswell Close, PL6 5NN		<div>Energy rating</div> <div>C</div>	
Valid until 21.05.2034			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

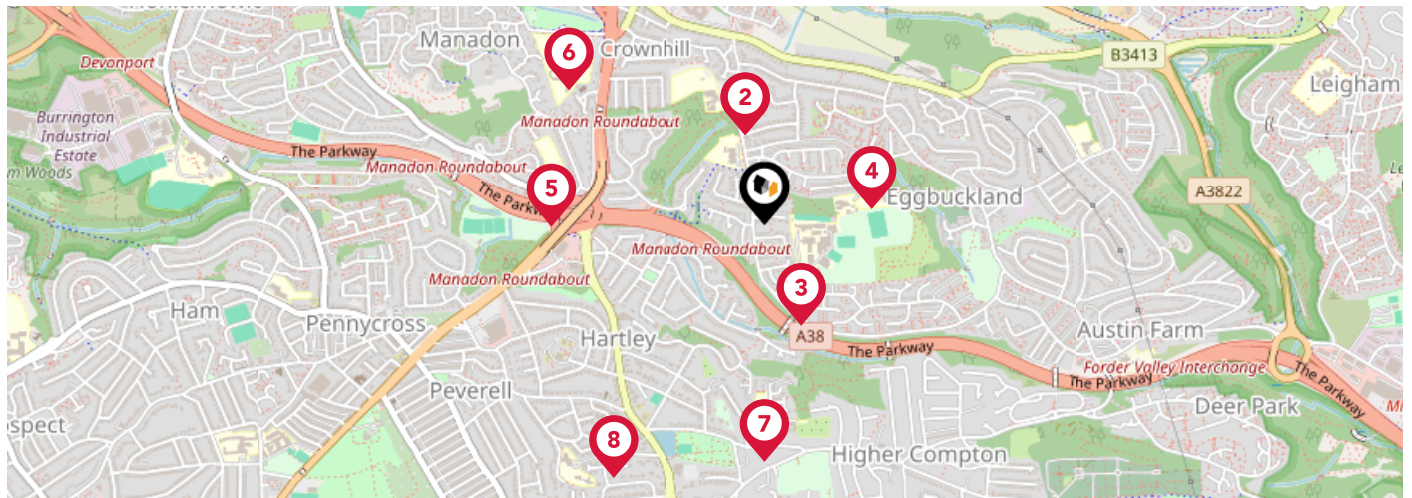
Property

EPC - Additional Data

Additional EPC Data

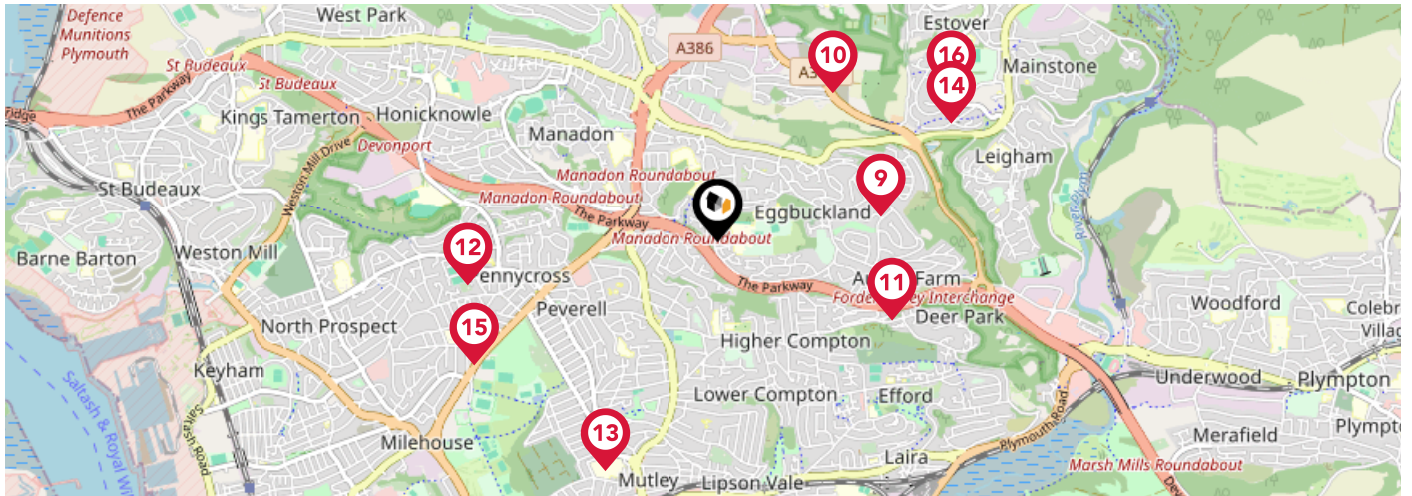
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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:	80 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Courtlands School Ofsted Rating: Good Pupils: 97 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Widey Court Primary School Ofsted Rating: Good Pupils: 595 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 988 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 413 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Manadon Vale Primary School Ofsted Rating: Good Pupils: 419 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 361 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Compton CofE Primary School Ofsted Rating: Good Pupils: 441 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King's School Ofsted Rating: Not Rated Pupils: 259 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

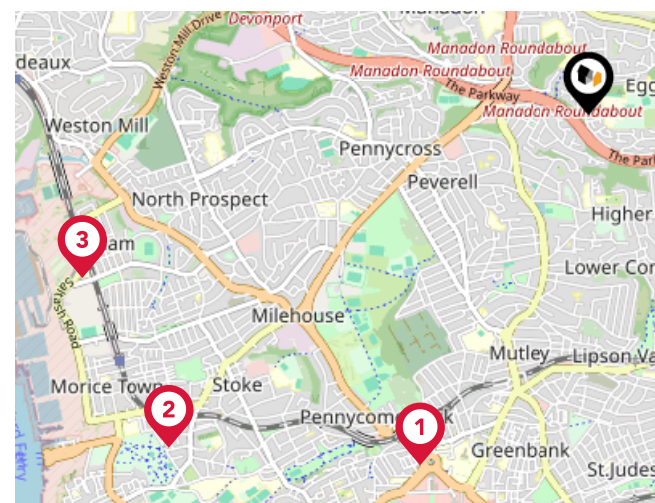
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 206 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 430 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Good Pupils: 172 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pennycross Primary School Ofsted Rating: Good Pupils: 377 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hyde Park Junior School Ofsted Rating: Good Pupils: 357 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Devonport High School for Girls Ofsted Rating: Good Pupils: 848 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plym Bridge Nursery and Day Care Ofsted Rating: Good Pupils: 55 Distance:1.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

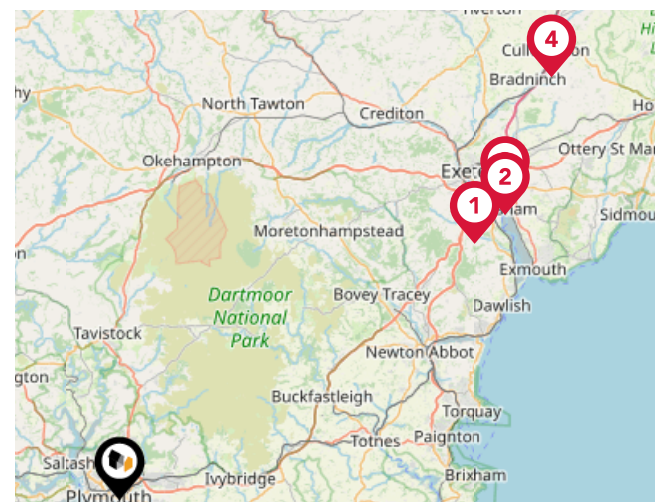
Area

Transport (National)



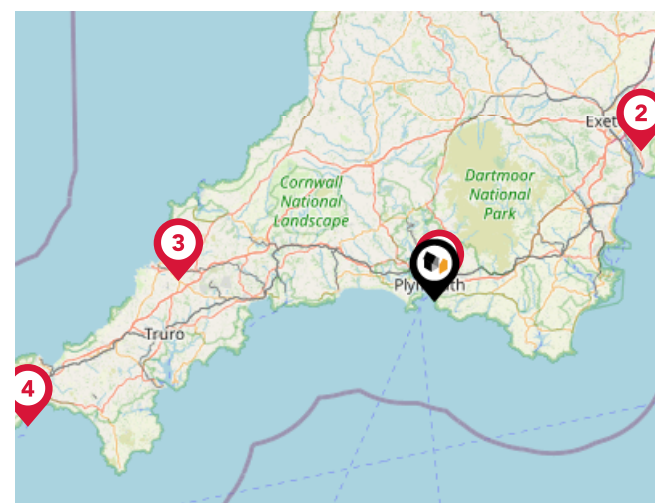
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.84 miles
2	Devonport Rail Station	2.54 miles
3	Keyham Rail Station	2.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.05 miles
2	M5 J30	36.18 miles
3	M5 J29	36.93 miles
4	M5 J28	45.5 miles

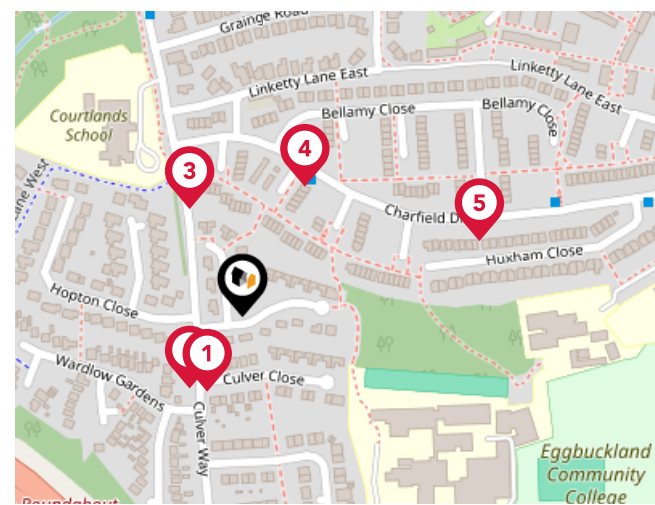


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	1.62 miles
2	Exeter International Airport	38.61 miles
3	Newquay St Mawgan Airport	38.89 miles
4	Penzance Airport	64.39 miles

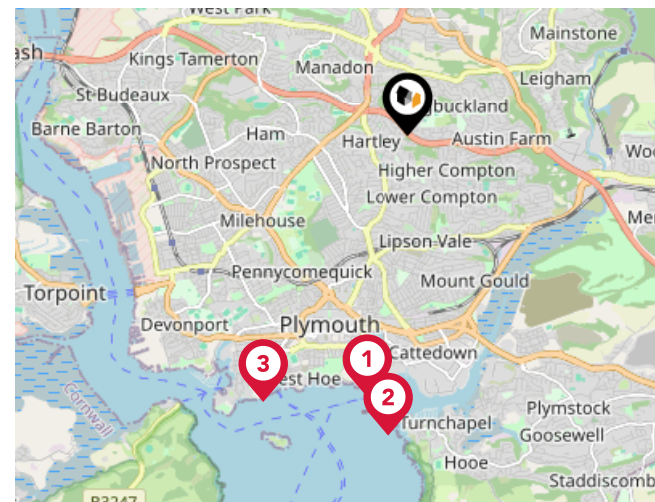
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Culver Close	0.05 miles
2	Wardlow Gardens	0.05 miles
3	Conyngham Court	0.07 miles
4	Ditton Court	0.08 miles
5	Brooking Close	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.49 miles
2	Plymouth Mount Batten Ferry Landing	2.84 miles
3	Plymouth Ferry Terminal	2.87 miles

Data Quality

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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