

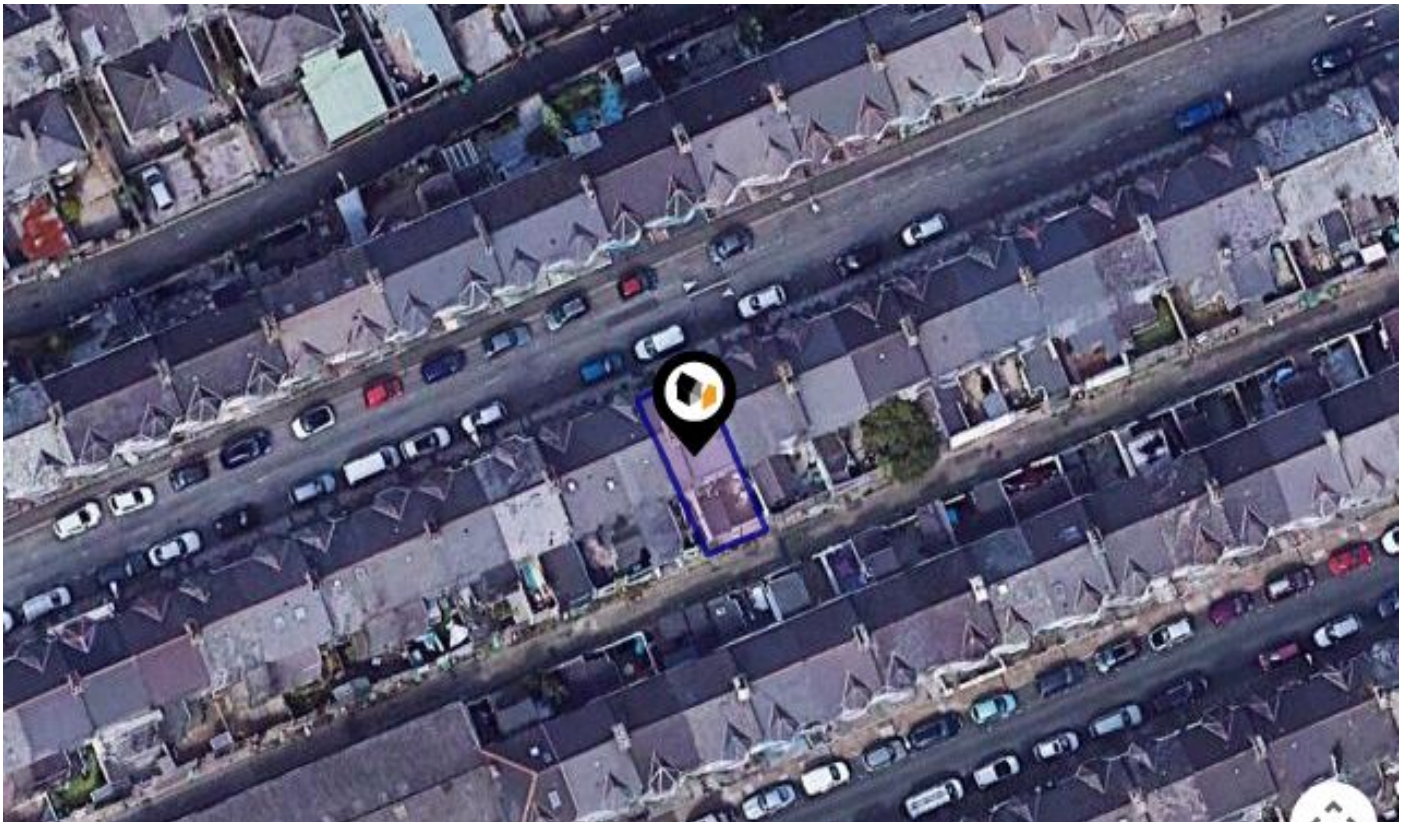


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th March 2025



30, EGERTON ROAD, PLYMOUTH, PL4 9BR

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

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www.langtownandcountry.com










Property Overview



Property

Type:	Terraced	Last Sold Date:	28/08/2020
Bedrooms:	2	Last Sold Price:	£150,000
Floor Area:	861 ft ² / 80 m ²	Last Sold £/ft ² :	£174
Plot Area:	0.02 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,723		
Title Number:	DN43209		
UPRN:	100040435770		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				

Property

EPC - Certificate

30, Egerton Road, PL4 9BR

Energy rating

C

Valid until 10.10.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

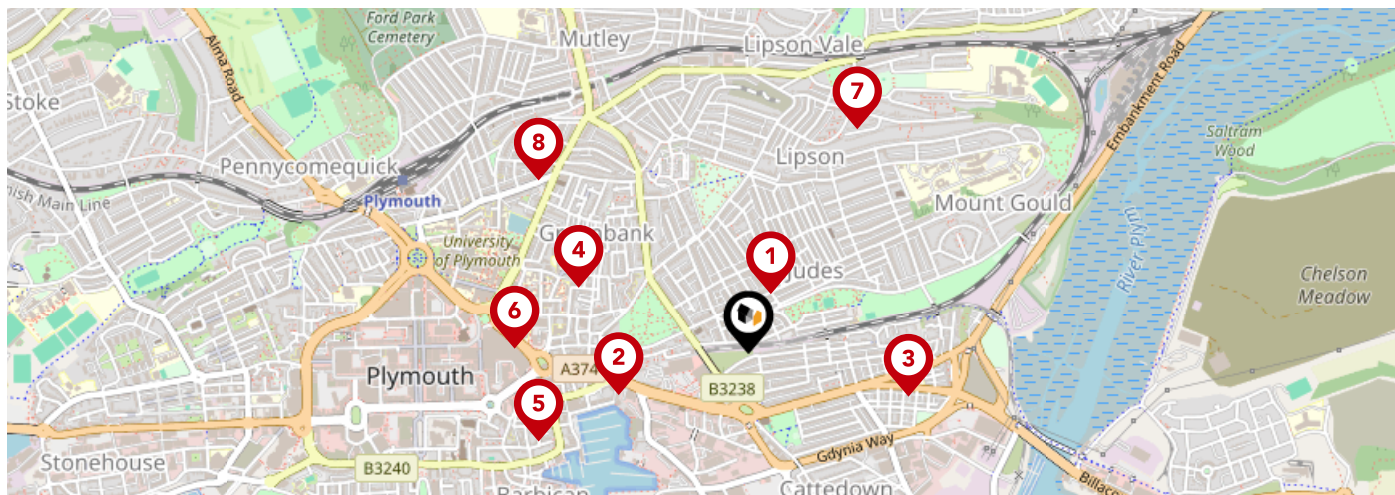
Property

EPC - Additional Data

Additional EPC Data

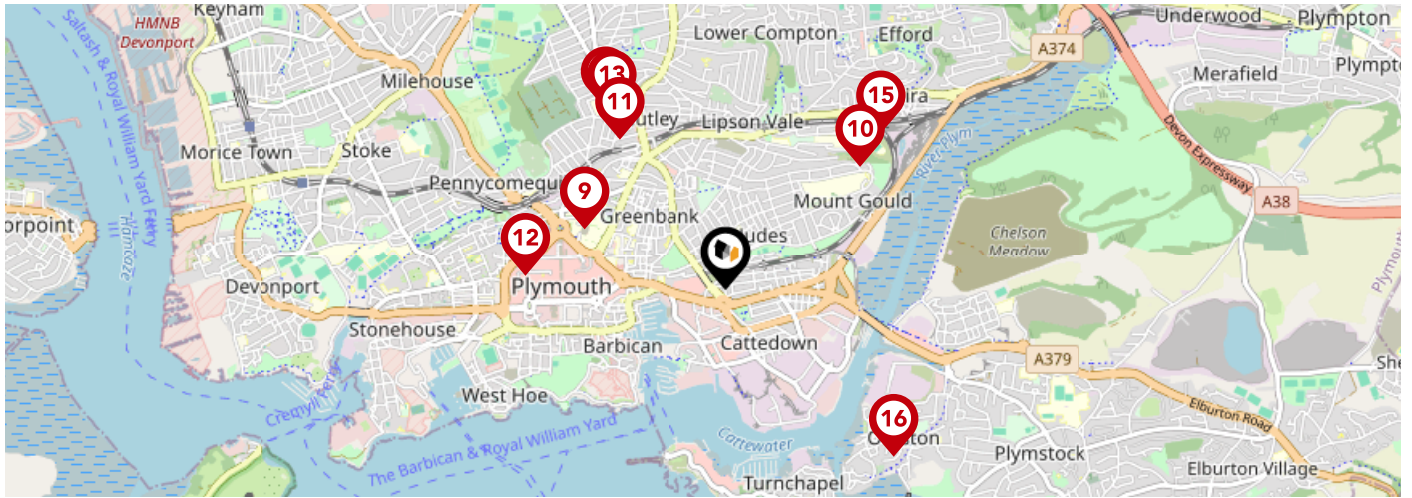
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	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 57% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	80 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

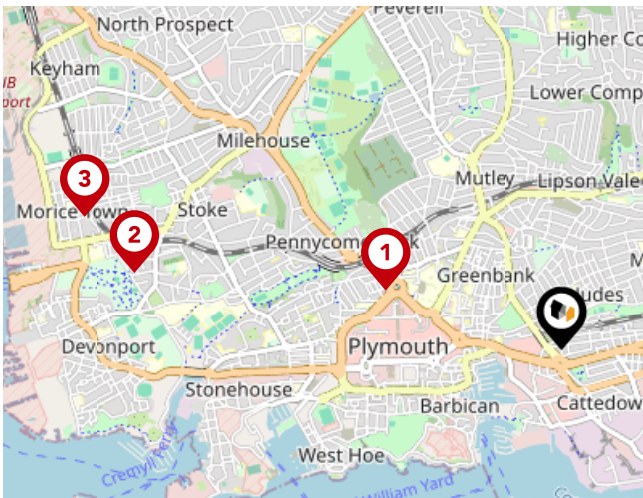
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

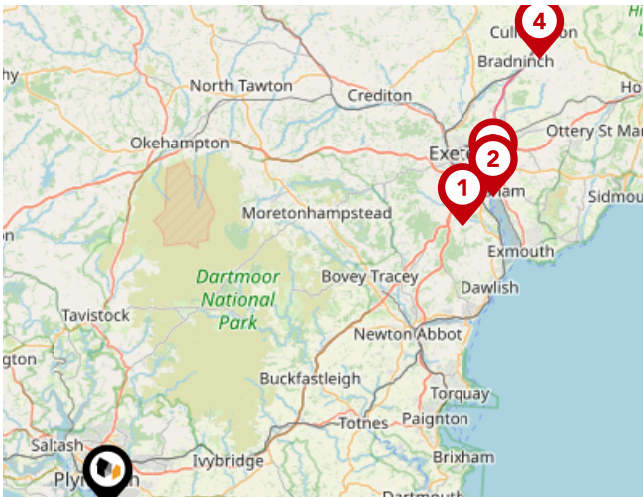
Area

Transport (National)



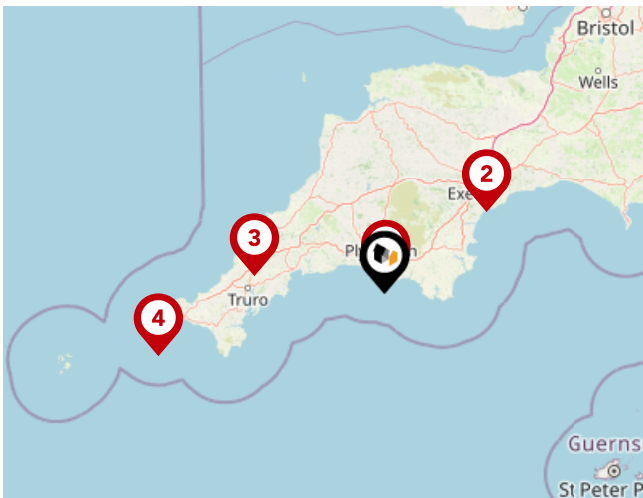
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.88 miles
2	Devonport Rail Station	2.06 miles
3	Dockyard (Plymouth) Rail Station	2.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.19 miles
2	M5 J30	37.34 miles
3	M5 J29	38.13 miles
4	M5 J28	46.86 miles

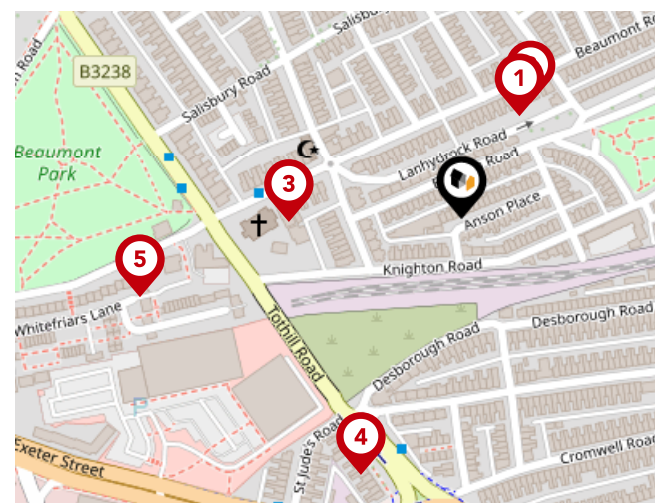


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.47 miles
2	Exeter Airport	39.77 miles
3	St Mawgan	39.15 miles
4	Joppa	70.78 miles

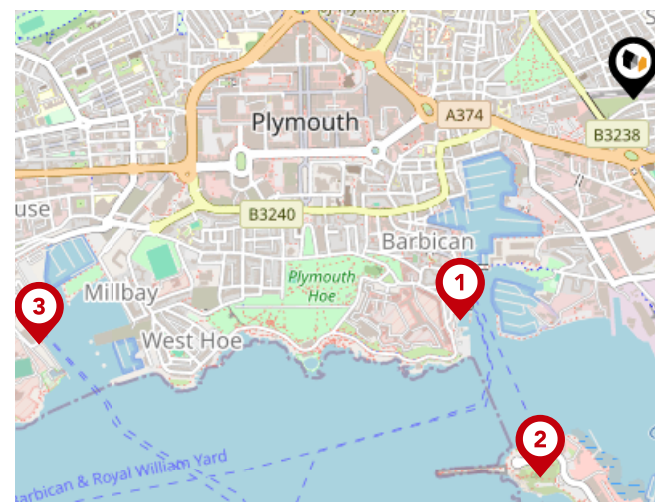
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Seymour Avenue	0.07 miles
2	Seymour Avenue	0.08 miles
3	St Judes Church	0.1 miles
4	Tothill Road	0.16 miles
5	Friary Surgery	0.2 miles



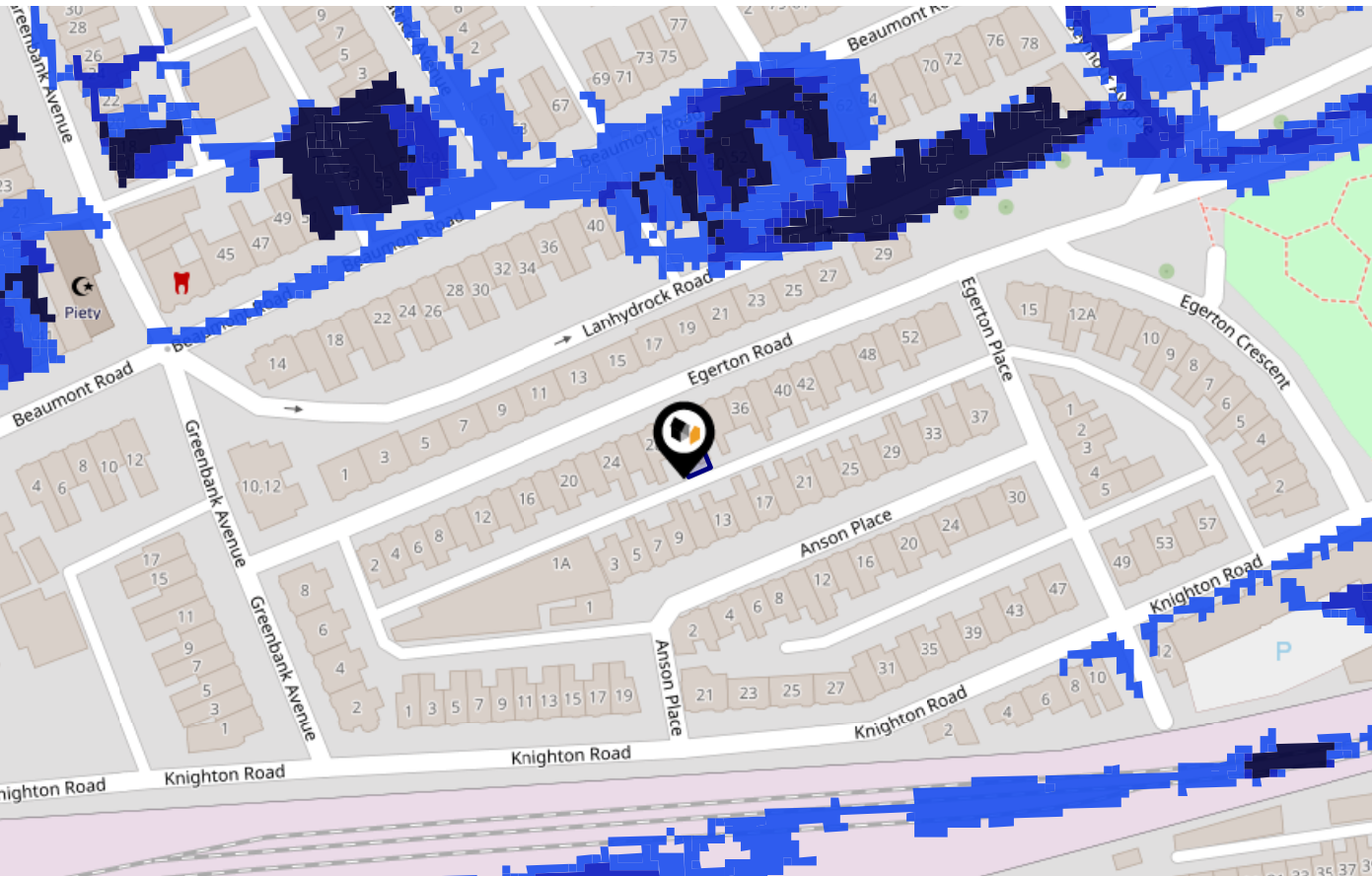
Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.66 miles
2	Plymouth Mount Batten Ferry Landing	0.92 miles
3	Plymouth Ferry Terminal	1.52 miles

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

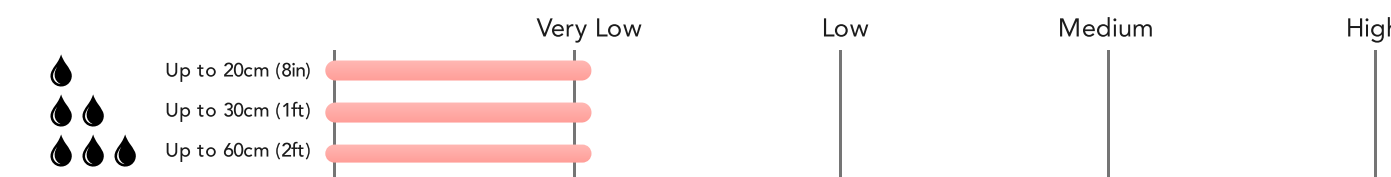


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

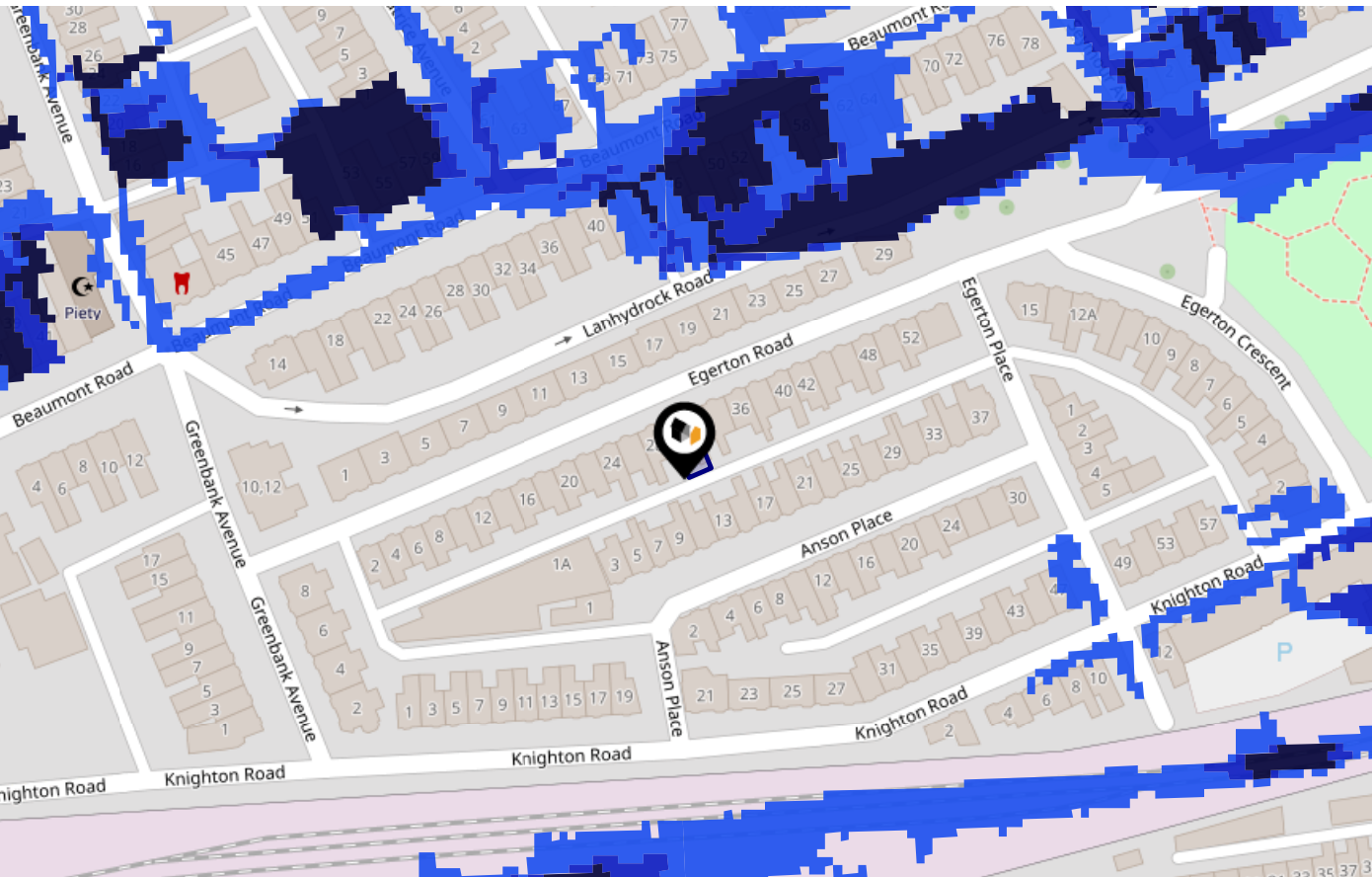
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

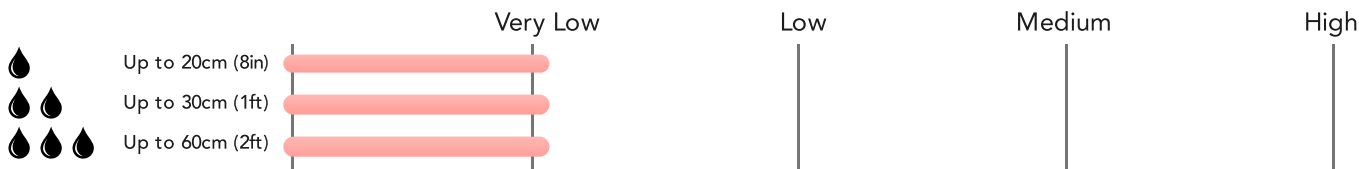


Risk Rating: Very low

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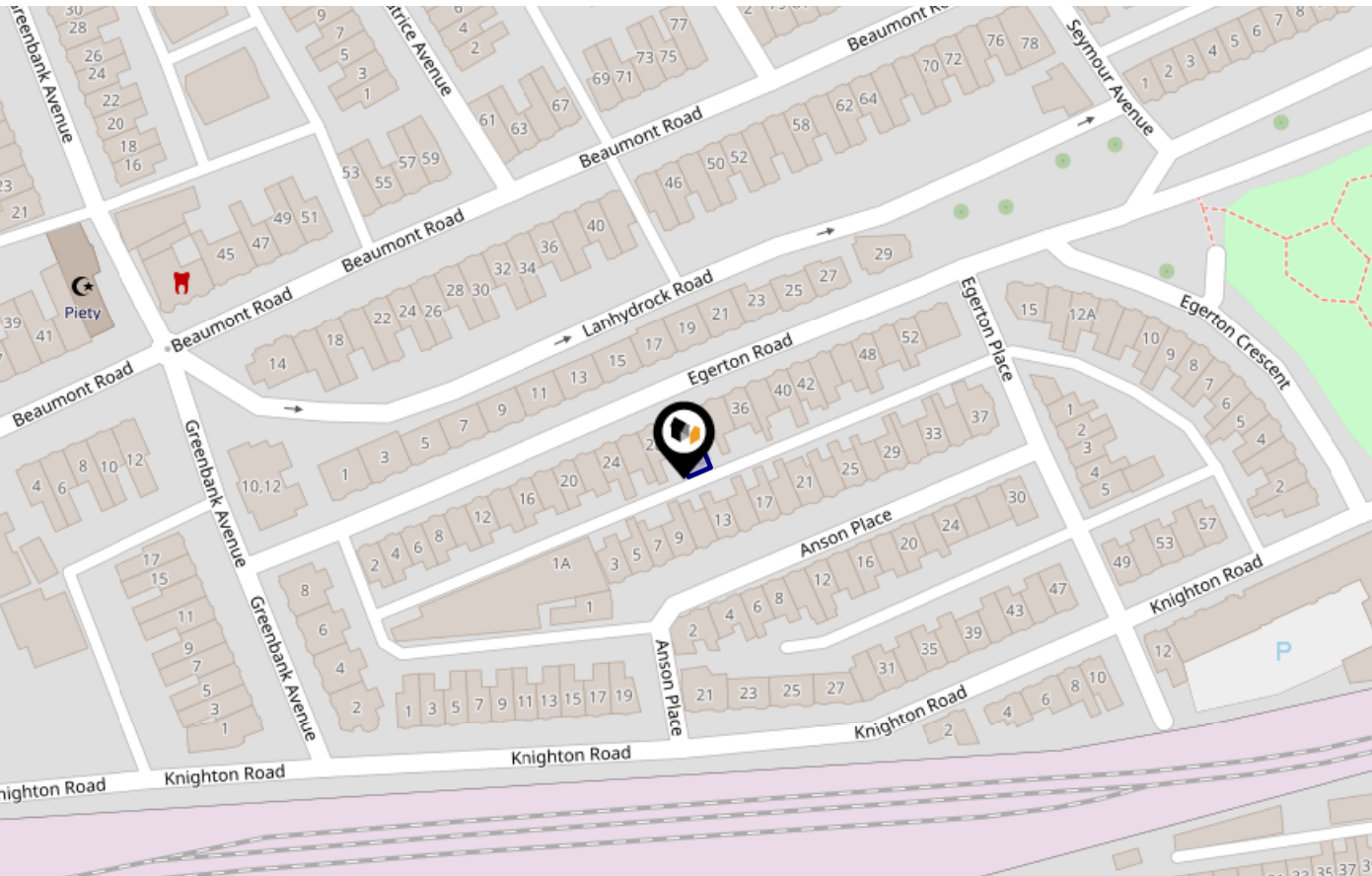
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

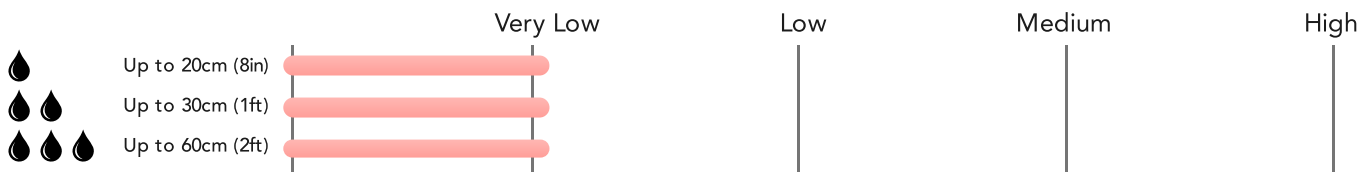


Risk Rating: Very low

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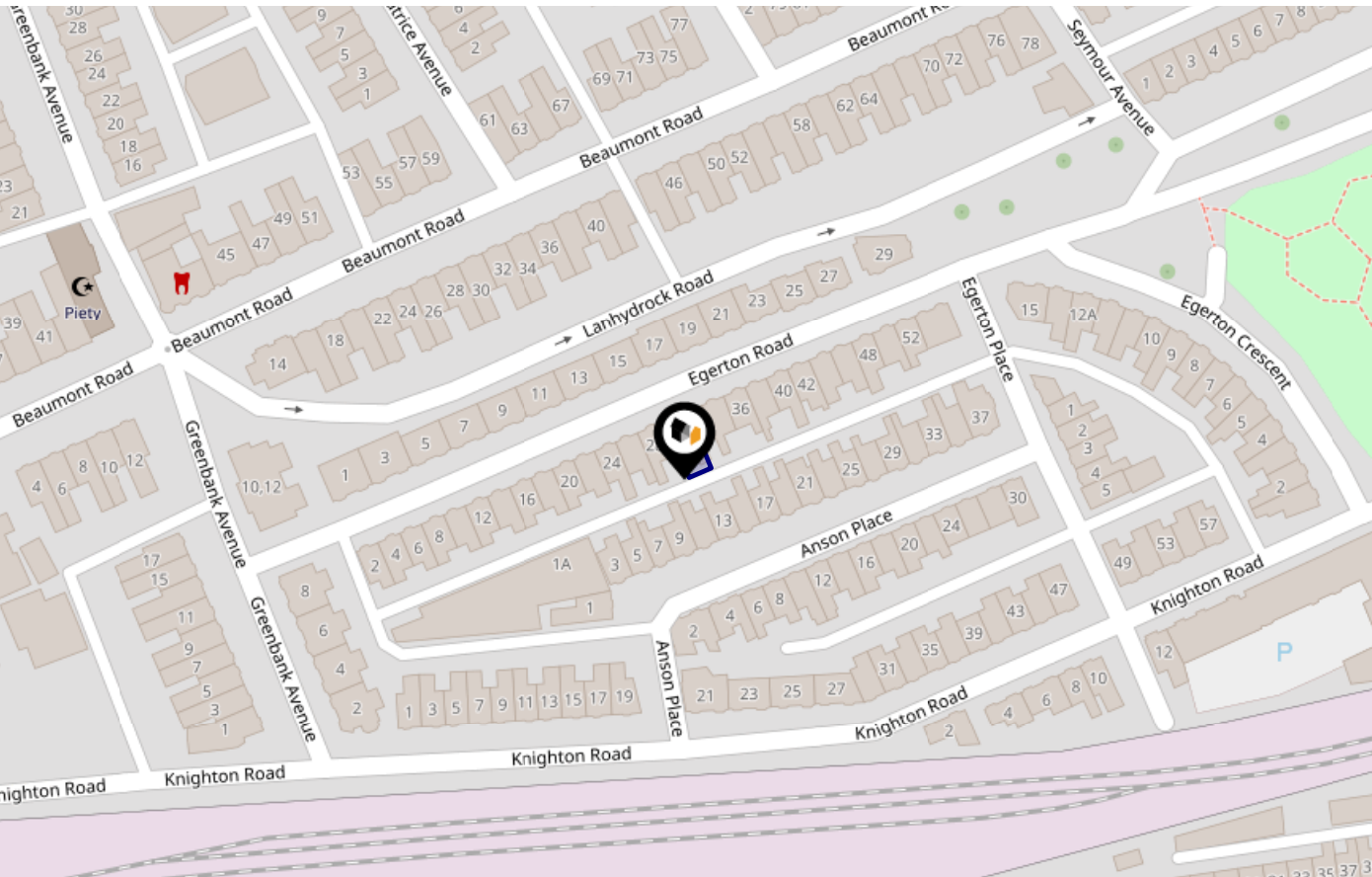
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

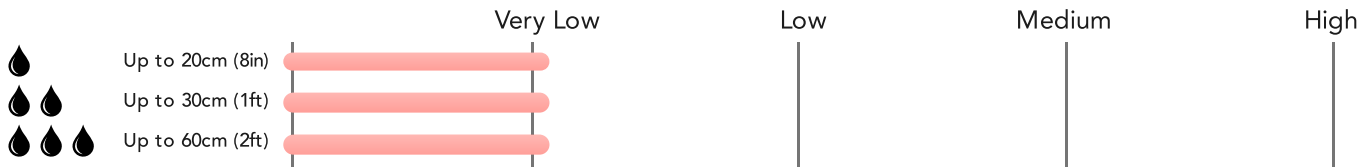


Risk Rating: Very low

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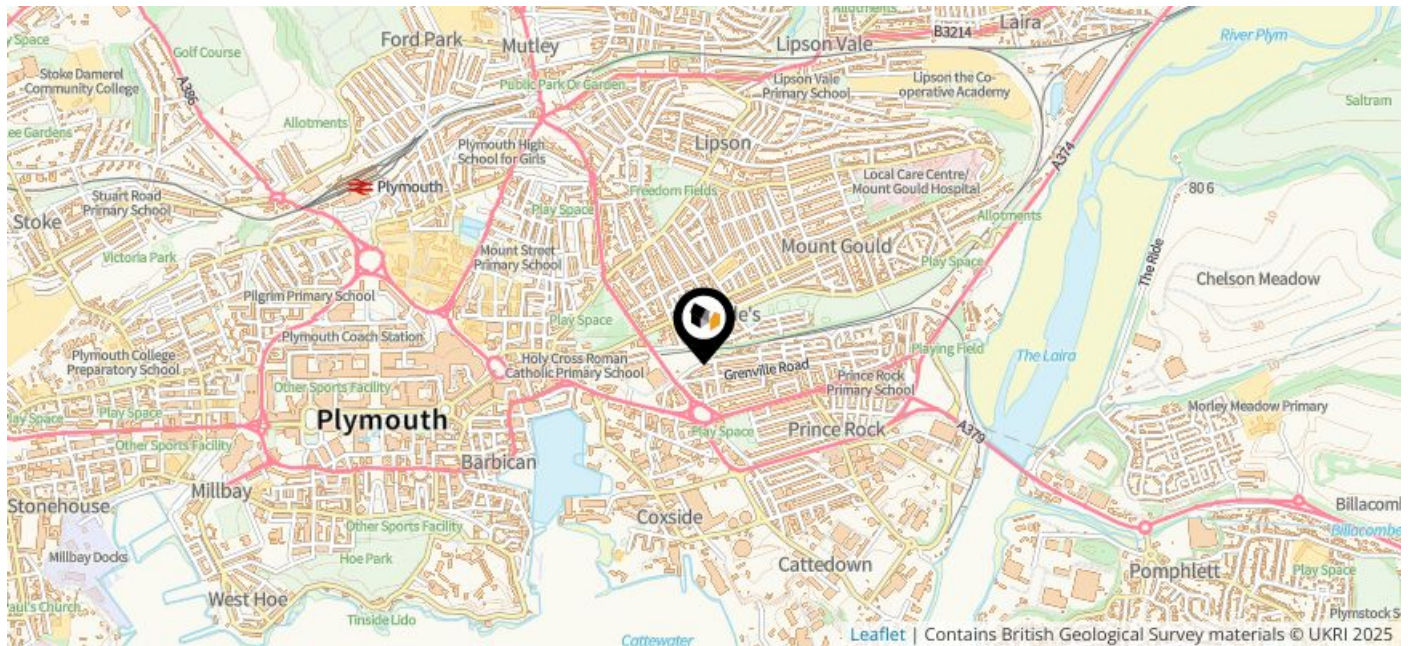
Chance of flooding to the following depths at this property:



Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

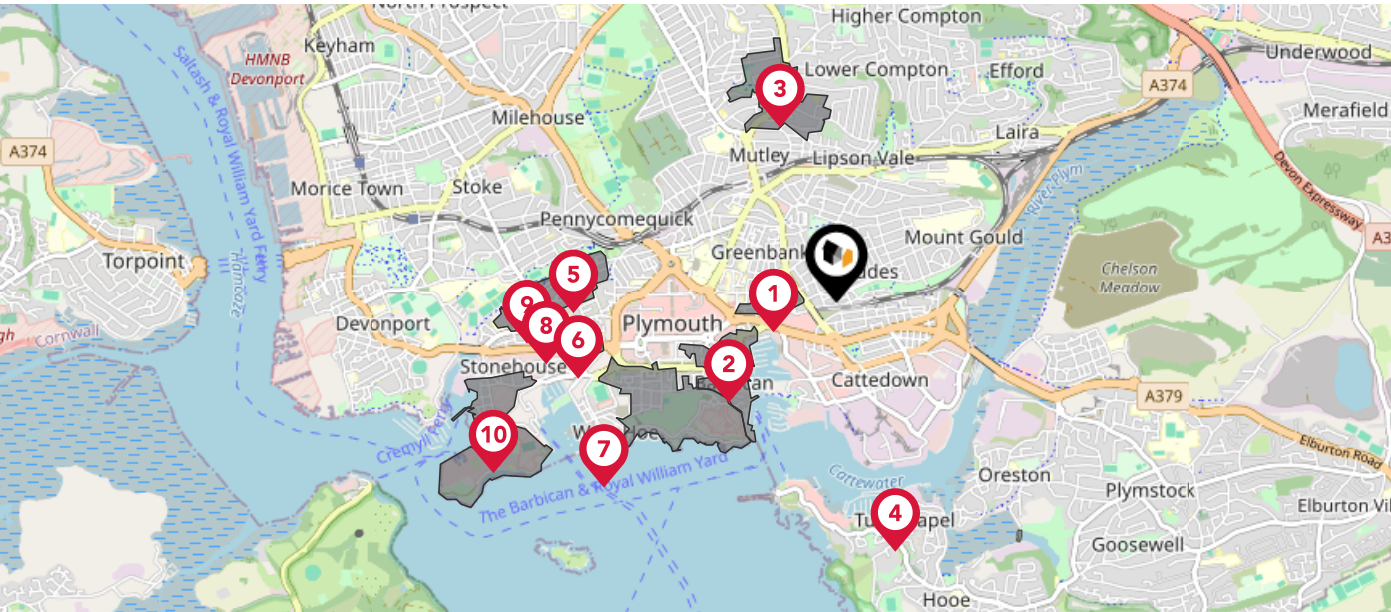
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

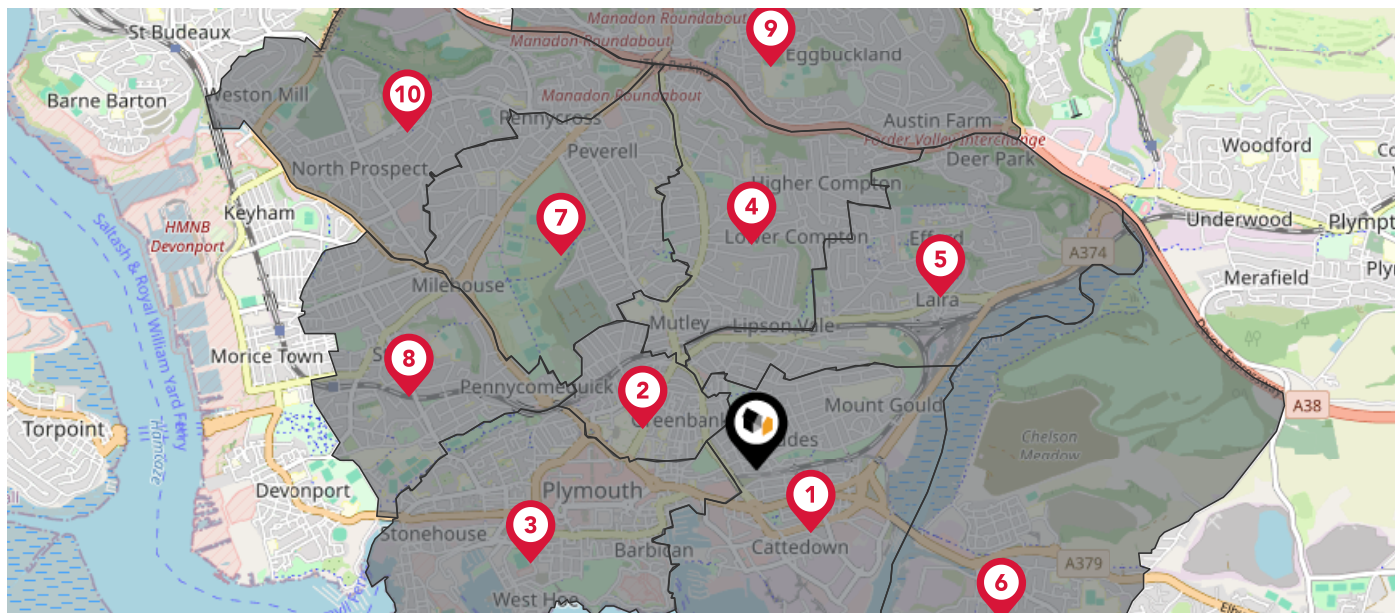


Nearby Conservation Areas	
1	Ebrington Street
2	Barbican (Plymouth, City of (Ua))
3	MANNAMEAD
4	Turnchapel
5	North Stonehouse
6	Union Street (Plymouth, City of (Ua))
7	The Hoe
8	Adelaide Street / Clarence Place
9	Royal Naval Hospital
10	Stonehouse Peninsula

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



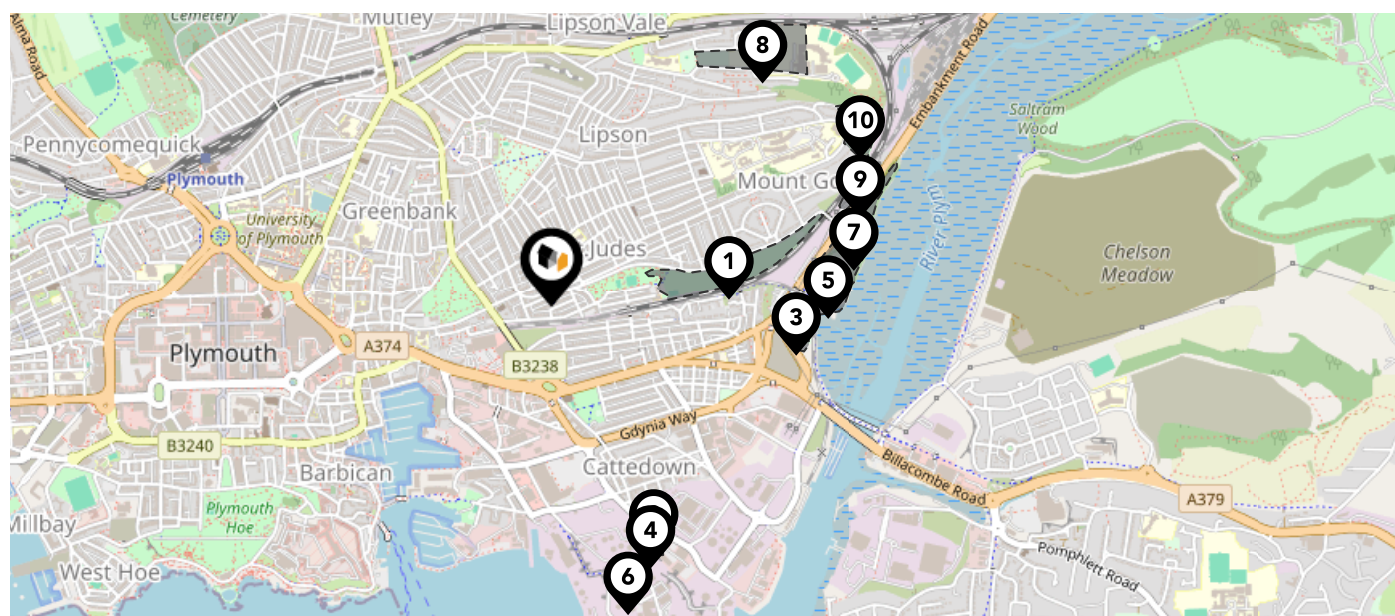
Nearby Council Wards

- | | |
|----|-----------------------------------|
| 1 | Sutton and Mount Gould Ward |
| 2 | Drake Ward |
| 3 | St. Peter and the Waterfront Ward |
| 4 | Compton Ward |
| 5 | Efford and Lipson Ward |
| 6 | Plymstock Radford Ward |
| 7 | Peverell Ward |
| 8 | Stoke Ward |
| 9 | Eggbuckland Ward |
| 10 | Ham Ward |

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill	
2	MacAdam Road-Cattledown, Plymouth	Historic Landfill	
3	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	
4	Cattledown Road-Cattledown, Plymouth	Historic Landfill	
5	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	
6	Sevenside Waste Paper-Wallsend Industrial Estate, Cattledown, Plymouth, Devon	Historic Landfill	
7	Embankment Road-Laira, Plymouth	Historic Landfill	
8	Laira Lipson College-Laira, Plymouth	Historic Landfill	
9	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	
10	Laira-Laira, Plymouth	Historic Landfill	

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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