

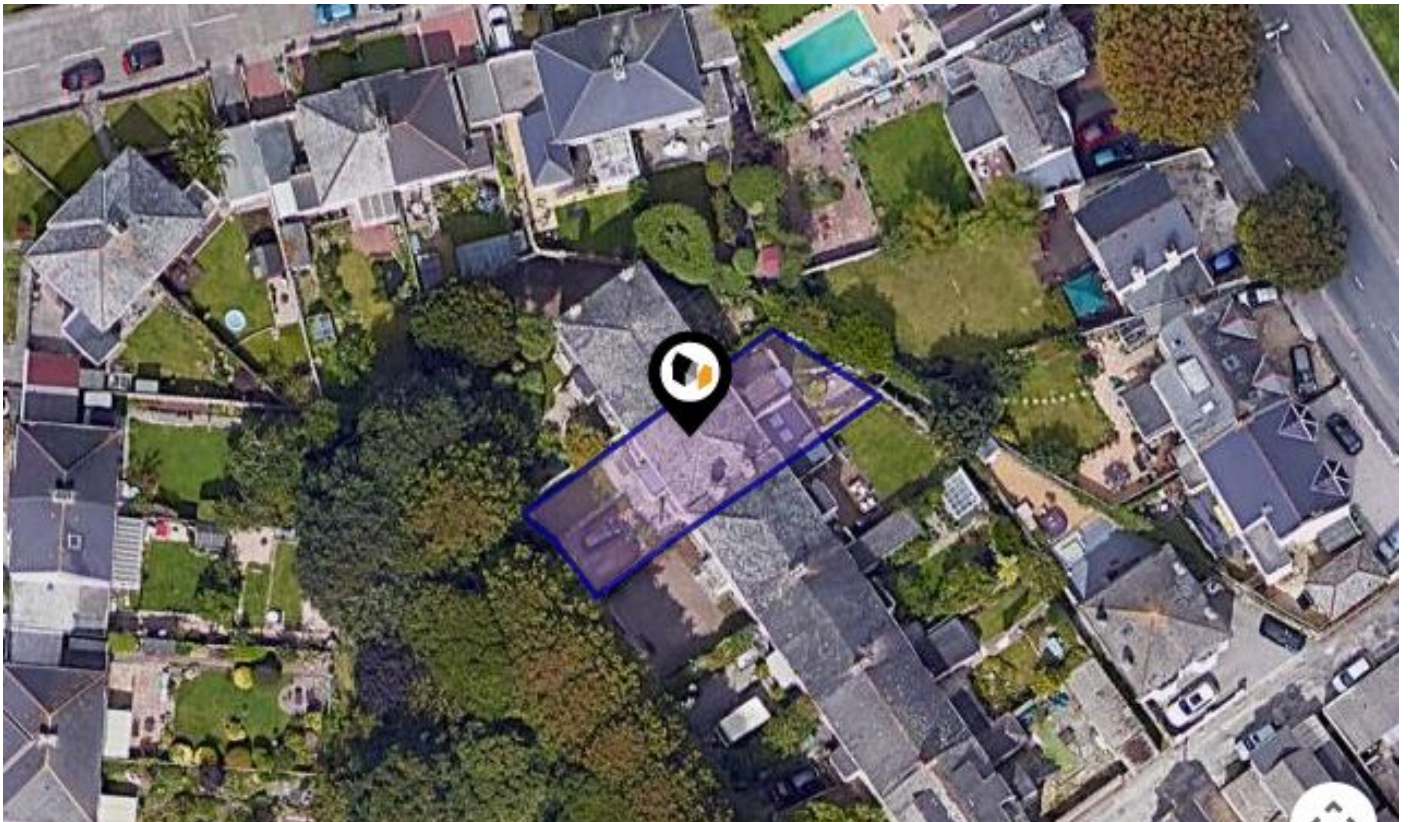


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 26<sup>th</sup> February 2025**



**12, EARLS ACRE, PLYMOUTH, PL3 4HL**

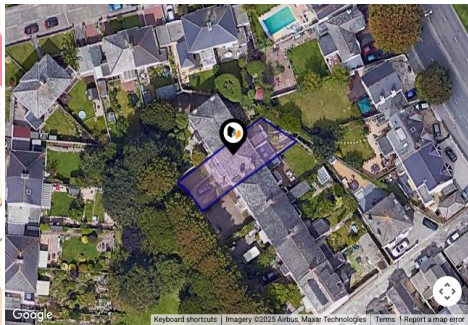
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

# Property Overview



## Property

Type:	Terraced	Last Sold Date:	18/07/2016
Bedrooms:	5	Last Sold Price:	£300,000
Floor Area:	2,529 ft <sup>2</sup> / 235 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£118
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN33052		
UPRN:	100040434592		

## Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	10 mb/s	63 mb/s	- mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O <sub>2</sub>	EE	3	O <sub>2</sub>	BT	sky	Virgin media

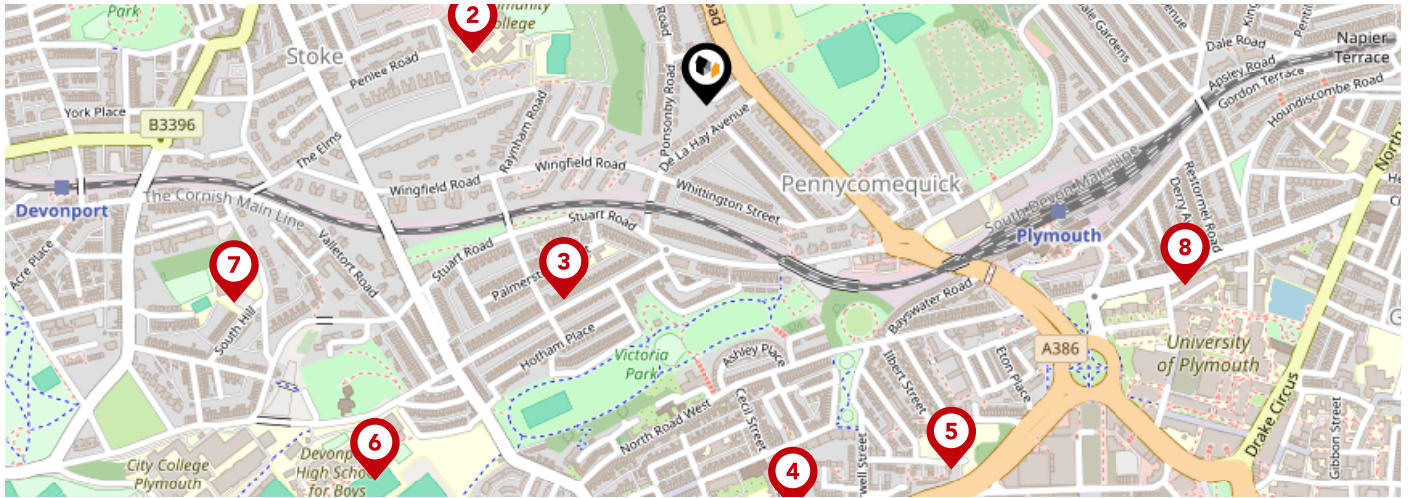
Property

**EPC - Certificate**

12 Earls Acre PLYMOUTH PL3 4HL		Energy rating	
		C	
Valid until 09.01.2035		Certificate number 03902460349025958515	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

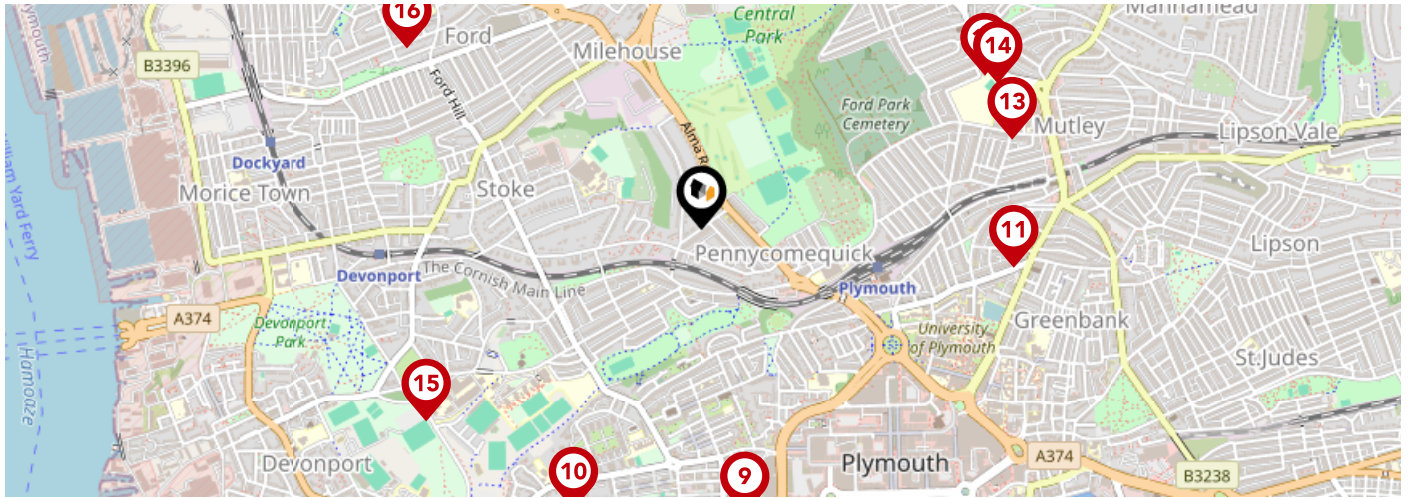


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stoke Damerel Community College</b> Ofsted Rating: Good   Pupils: 1301   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

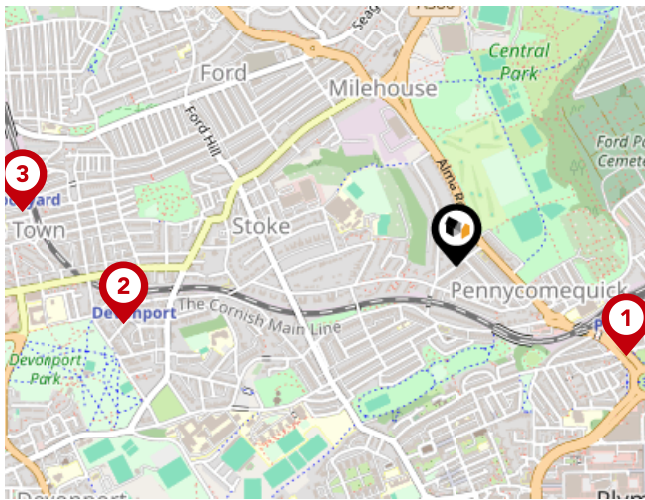
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils: 816   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Hyde Park Junior School</b> Ofsted Rating: Good   Pupils: 355   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Hyde Park Infants' School</b> Ofsted Rating: Not Rated   Pupils: 243   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Ford Primary School</b> Ofsted Rating: Requires improvement   Pupils: 214   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

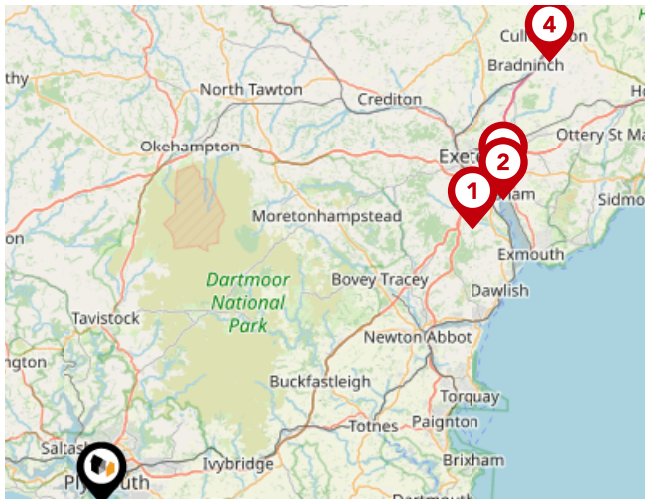
# Area

## Transport (National)



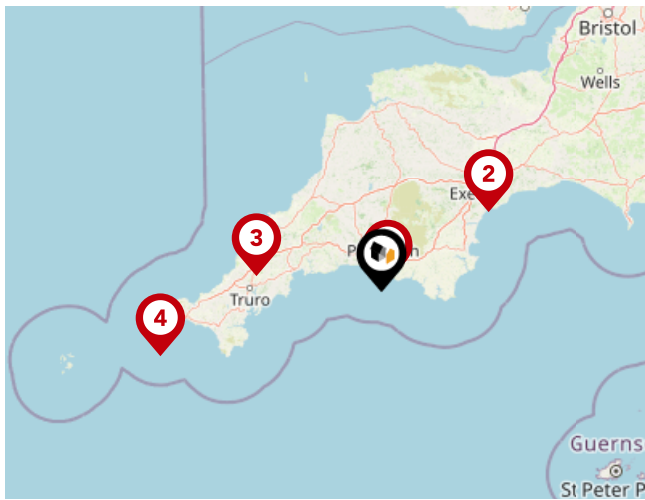
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.46 miles
2	Devonport Rail Station	0.8 miles
3	Dockyard (Plymouth) Rail Station	1.03 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.87 miles
2	M5 J30	38 miles
3	M5 J29	38.77 miles
4	M5 J28	47.37 miles



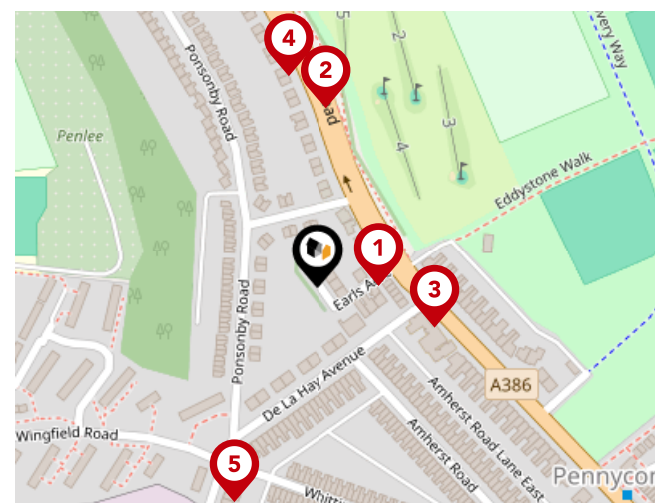
### Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.46 miles
2	Exeter Airport	40.44 miles
3	St Mawgan	37.86 miles
4	Joppa	69.71 miles



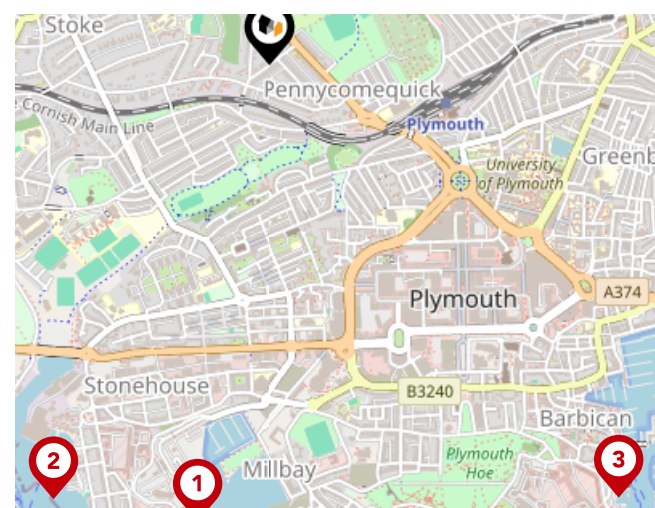
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Earls Acre	0.04 miles
2	Cuffe Road	0.11 miles
3	De La Hay Avenue	0.07 miles
4	Alma Road	0.13 miles
5	De La Hay Avenue South	0.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	1.09 miles
2	Plymouth Stonehouse Ferry Terminal	1.15 miles
3	Plymouth (Barbican) Landing Stage	1.31 miles

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6 Mannamead Road Plymouth Devon PL4  
7AA  
01752 256000  
property@langtownandcountry.com  
www.langtownandcountry.com

