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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 25<sup>th</sup> March 2025**



## STUART ROAD, PLYMOUTH, PL1

### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com



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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,228 ft <sup>2</sup> / 207 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN638525		

## Local Area

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

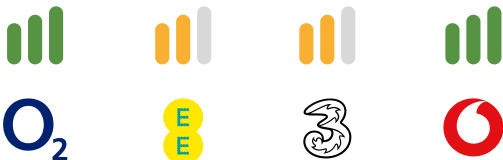
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	49 mb/s	1800 mb/s

### Mobile Coverage:

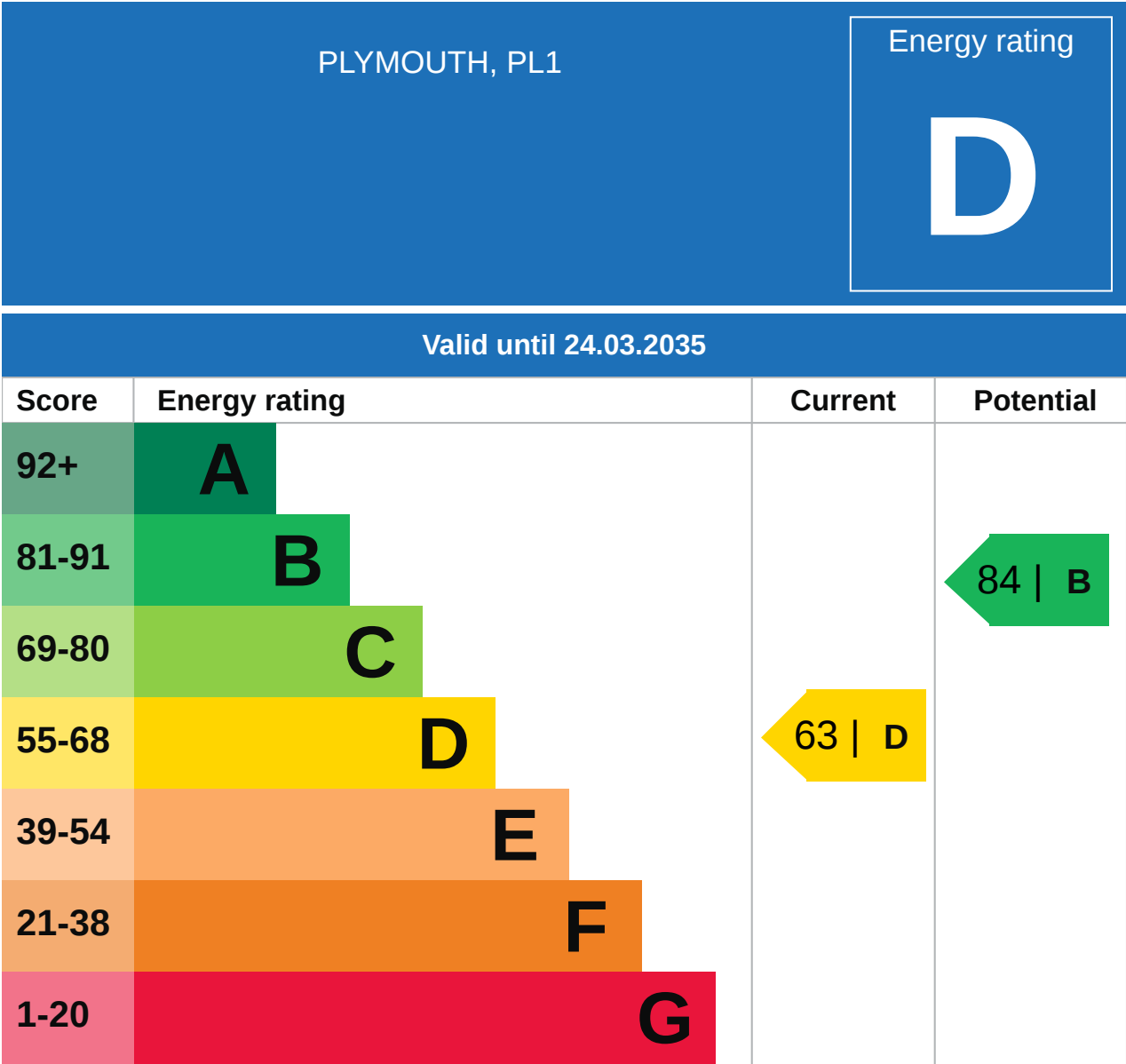
(based on calls indoors)



### Satellite/Fibre TV Availability:





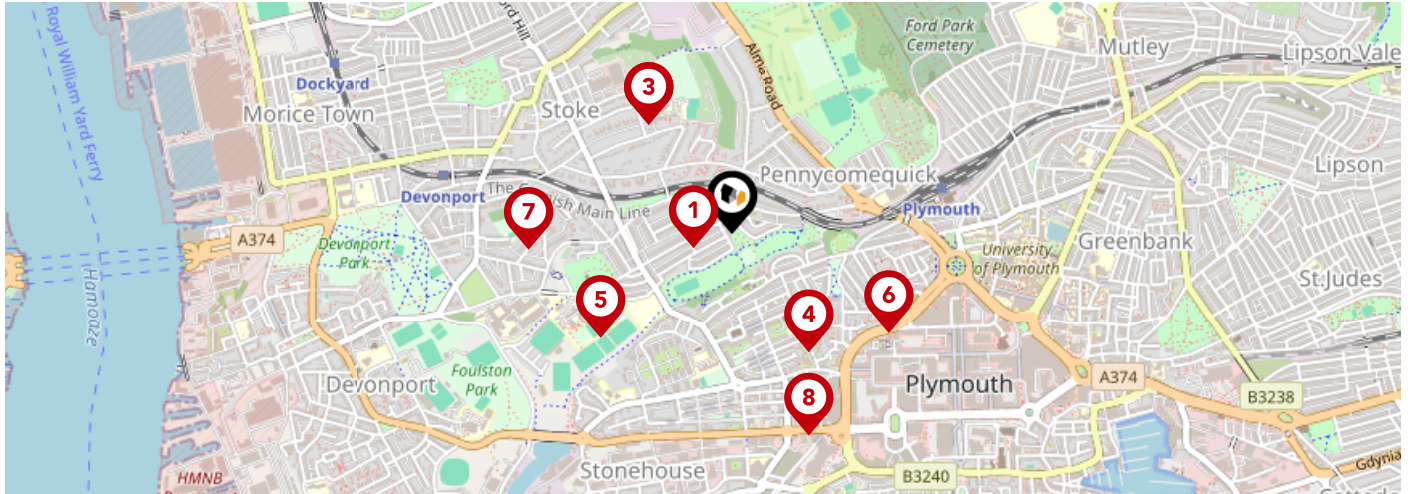




## Additional EPC Data

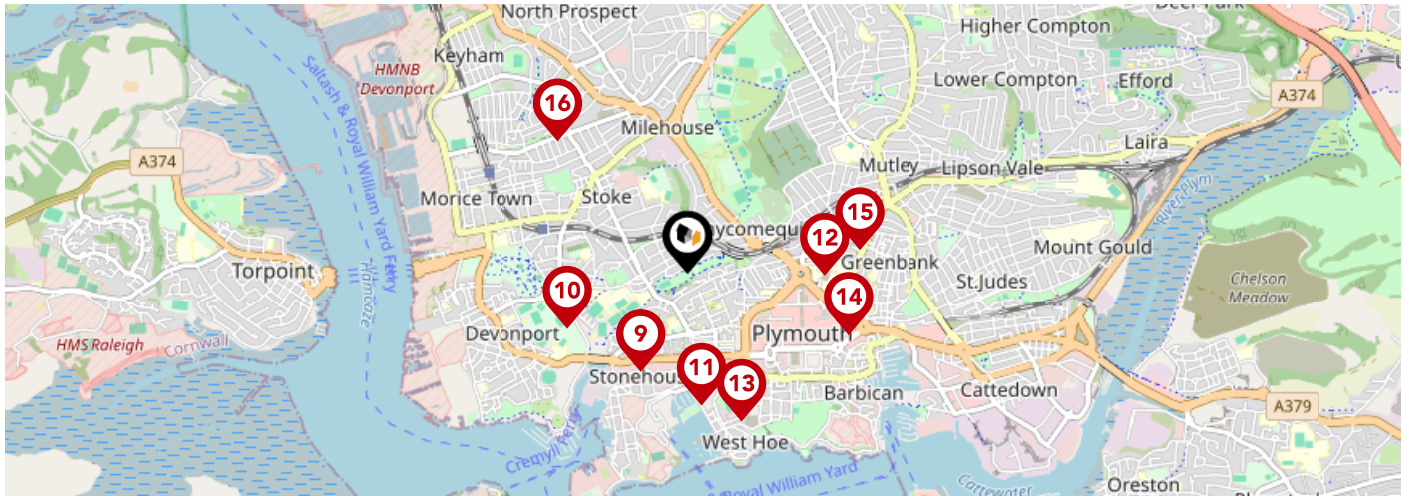
<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	207 m <sup>2</sup>





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stoke Damerel Community College</b> Ofsted Rating: Good   Pupils: 1301   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

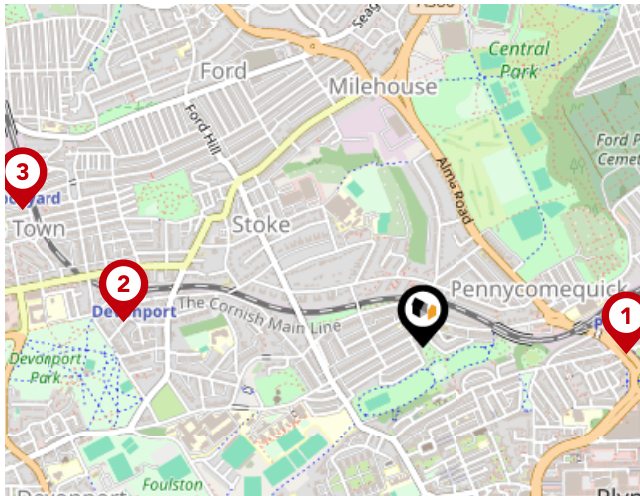







		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils: 816   Distance:0.82	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

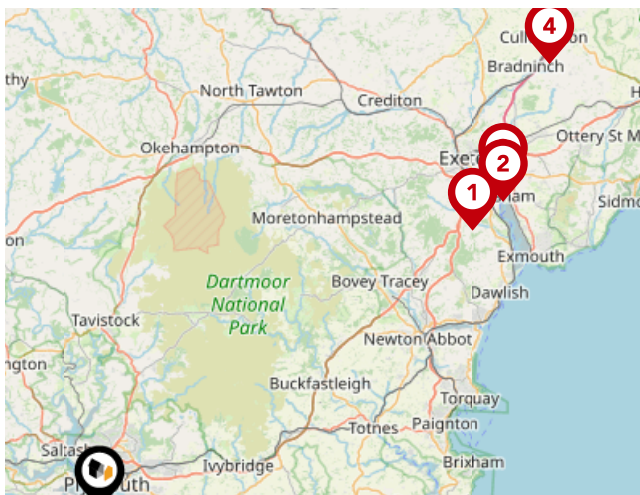


# Area Transport (National)







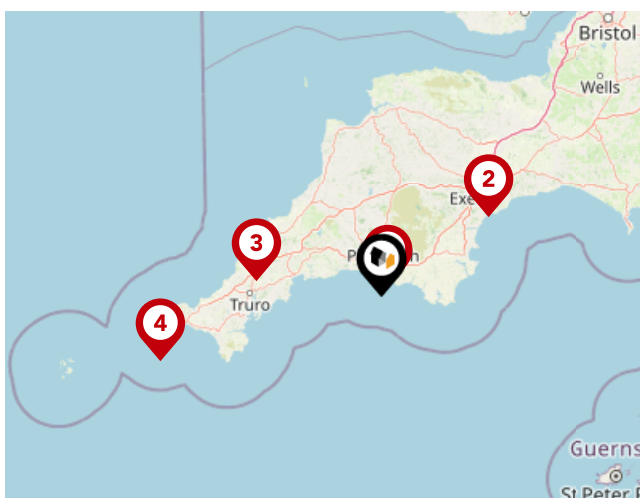
## National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	0.48 miles
	Devonport Rail Station	0.71 miles
	Dockyard (Plymouth) Rail Station	1 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	35.05 miles
	M5 J30	38.19 miles
	M5 J29	38.95 miles
	M5 J28	47.56 miles

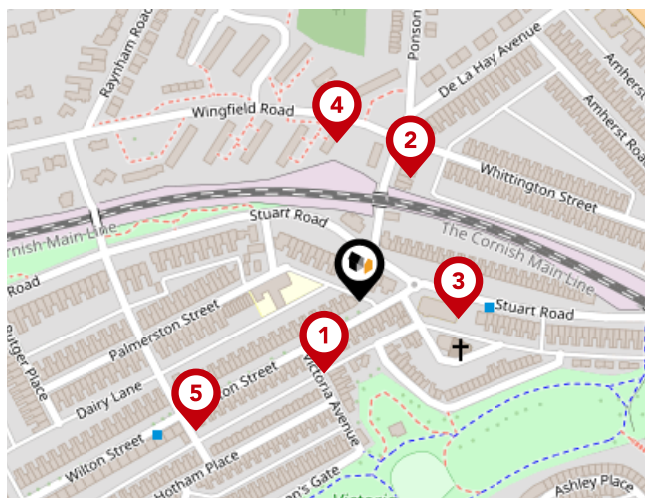


## Airports/Helipads

Pin	Name	Distance
	Glenholt	3.67 miles
	Exeter Airport	40.62 miles
	St Mawgan	37.8 miles
	Joppa	69.59 miles

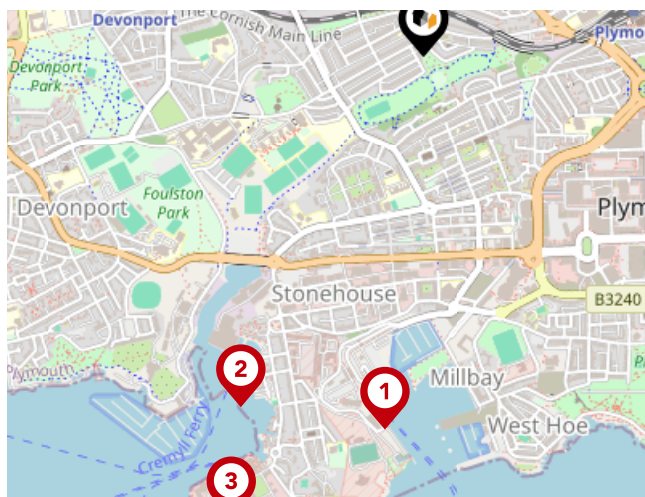


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Victoria Avenue	0.05 miles
2	De La Hay Avenue South	0.08 miles
3	St Barnabas Court	0.06 miles
4	Wingfield Road	0.09 miles
5	Wilton Street Co-op	0.12 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.89 miles
2	Plymouth Stonehouse Ferry Terminal	0.93 miles
3	Royal William Yard Ferry Landing	1.18 miles



## Important - Please Read

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# Lang Town & Country

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#### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com

