

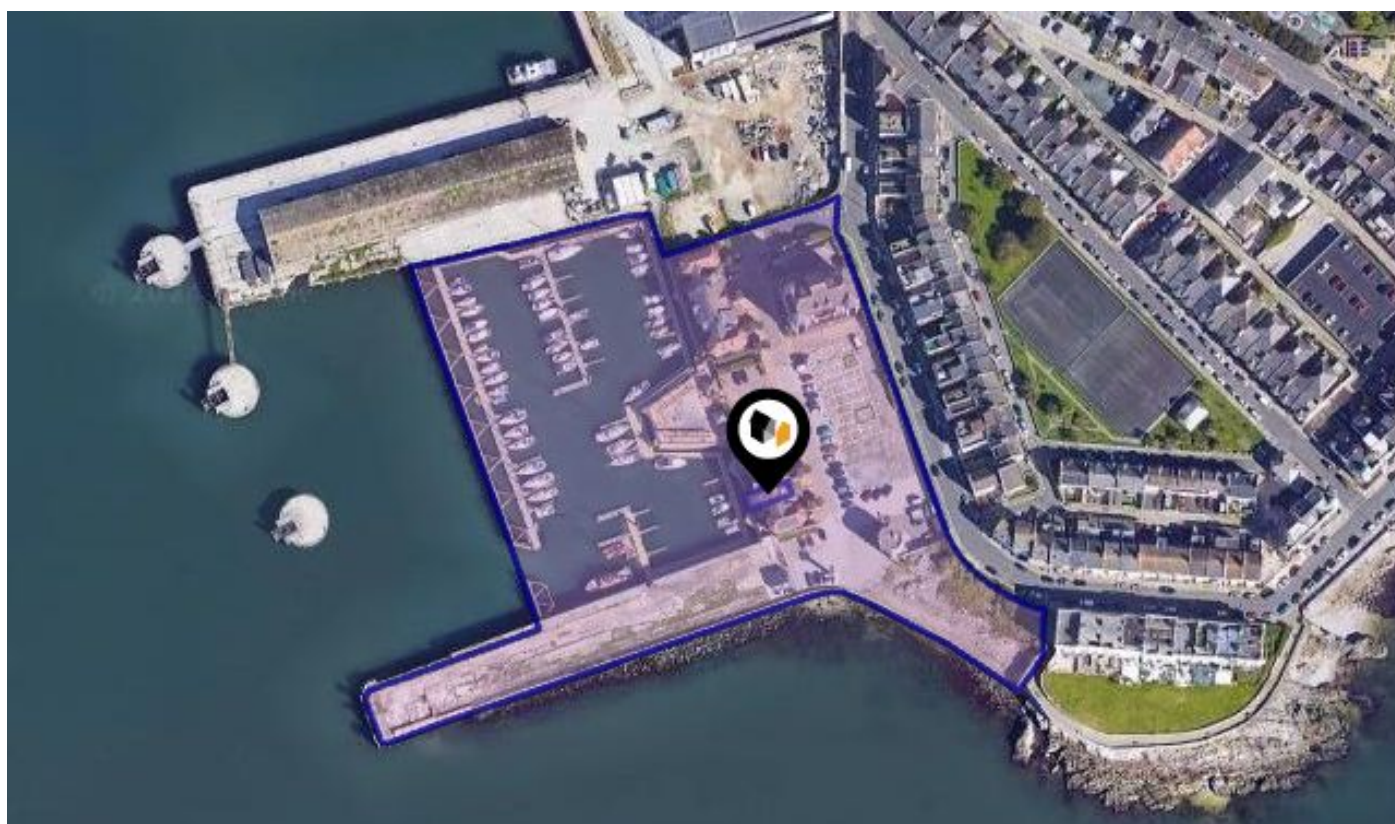


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st August 2024



CUSTOM HOUSE LANE, PLYMOUTH, PL1

Lang Town & Country

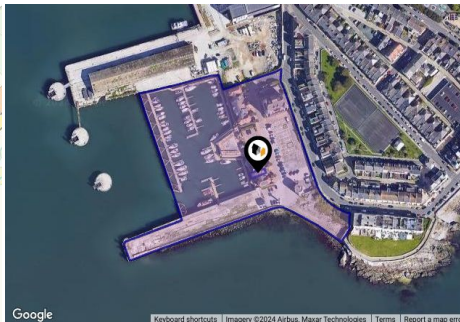
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	4	Start Date:	20/06/1993
Floor Area:	1,722 ft ² / 160 m ²	End Date:	18/03/2987
Plot Area:	5.66 acres	Lease Term:	999 years from 18 March 1988
Council Tax :	Band G	Term Remaining:	963 years
Annual Estimate:	£3,691		
Title Number:	DN311784		

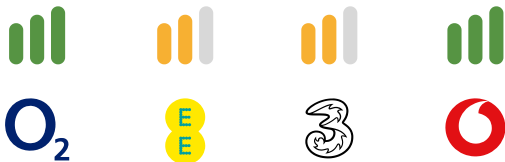
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12	1000
mb/s	mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property

Multiple Title Plans



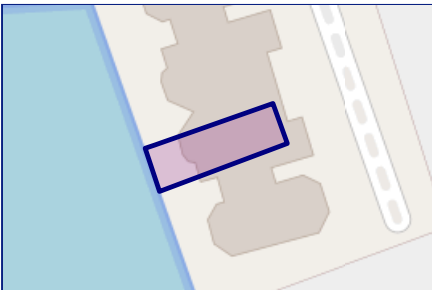
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



DN237391

Leasehold Title Plans



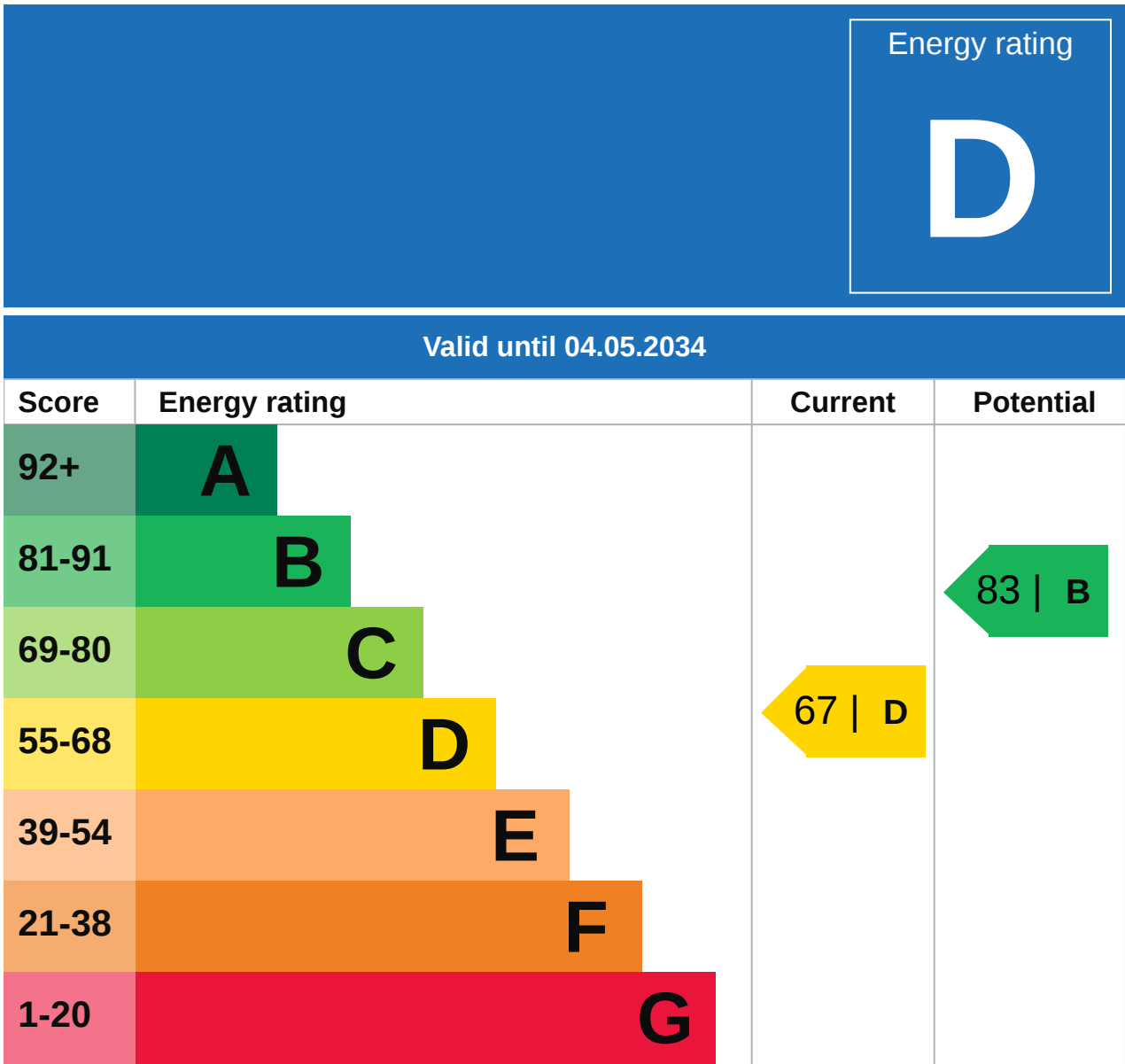
DN311784

Start Date: 27/02/1992
End Date: 18/03/2987
Lease Term: 999 years (less 10 days)
from 18 March 1988
Term Remaining: 963 years



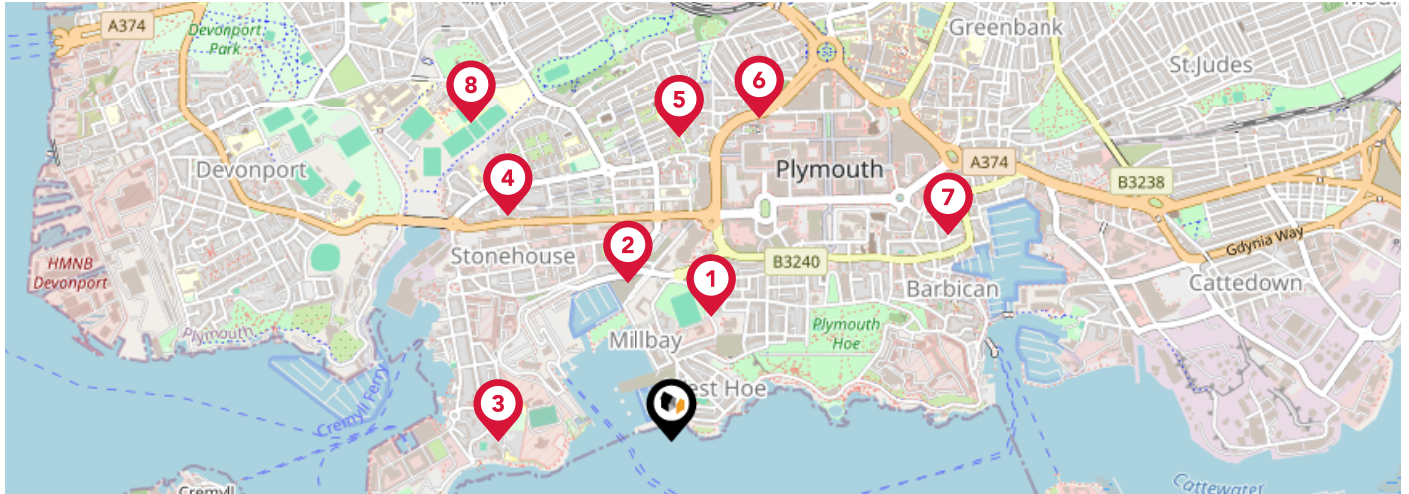
DN331179

Start Date: 20/06/1993
End Date: 18/03/2987
Lease Term: 999 years from 18
March 1988
Term Remaining: 963 years

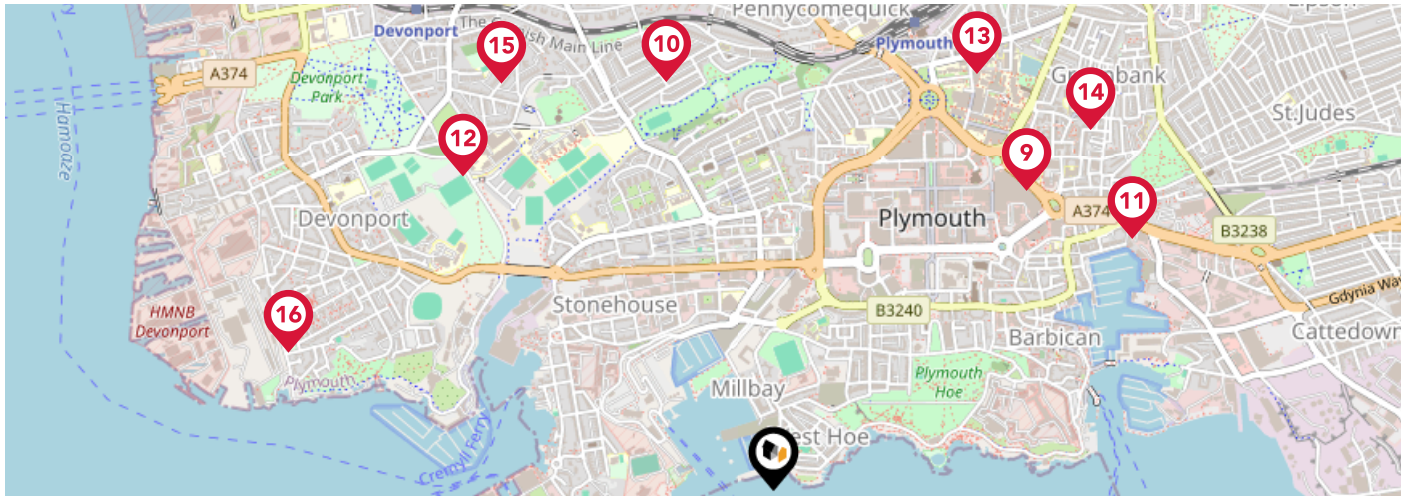


Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched limited insulation (assumed)
Roof Energy:	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:	No low energy lighting
Floors:	Solid no insulation (assumed)
Total Floor Area:	160 m ²

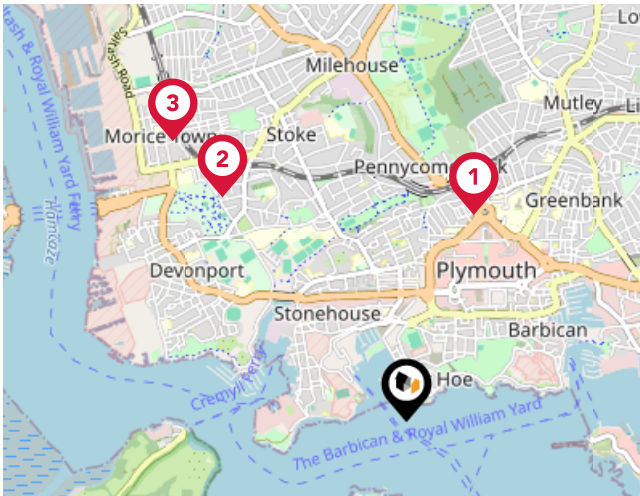


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 202 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Millbay Academy Ofsted Rating: Good Pupils: 1020 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 93 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	High Street Primary Academy Ofsted Rating: Good Pupils: 141 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 105 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	ACE Schools Plymouth Ofsted Rating: Good Pupils: 220 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Devonport High School for Boys Ofsted Rating: Good Pupils: 1229 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



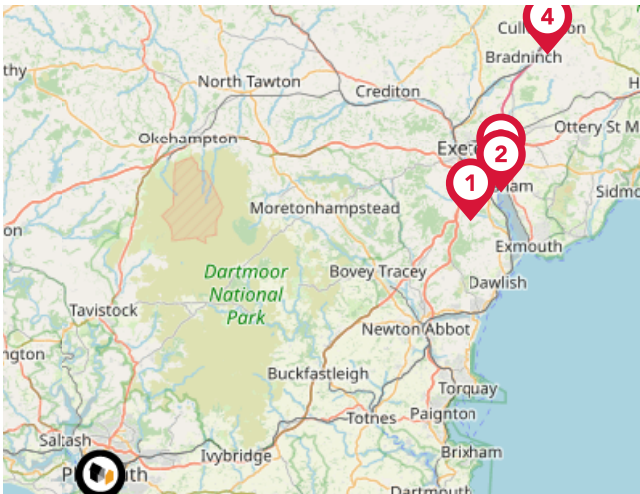
		Nursery	Primary	Secondary	College	Private
9	Plymouth College of Art Ofsted Rating: Good Pupils:0 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stuart Road Primary School Ofsted Rating: Good Pupils: 199 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 283 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 50 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Mount Street Primary School Ofsted Rating: Good Pupils: 220 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Stoke Damerel Primary School Ofsted Rating: Good Pupils: 405 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 298 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



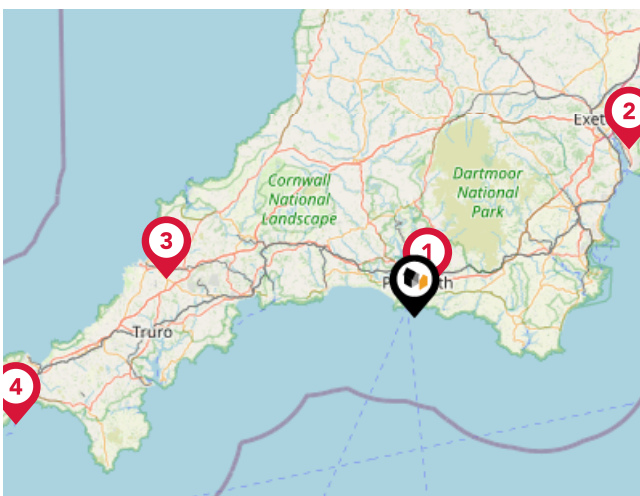
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.03 miles
2	Devonport Rail Station	1.37 miles
3	Dockyard (Plymouth) Rail Station	1.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.53 miles
2	M5 J30	38.68 miles
3	M5 J29	39.46 miles
4	M5 J28	48.16 miles

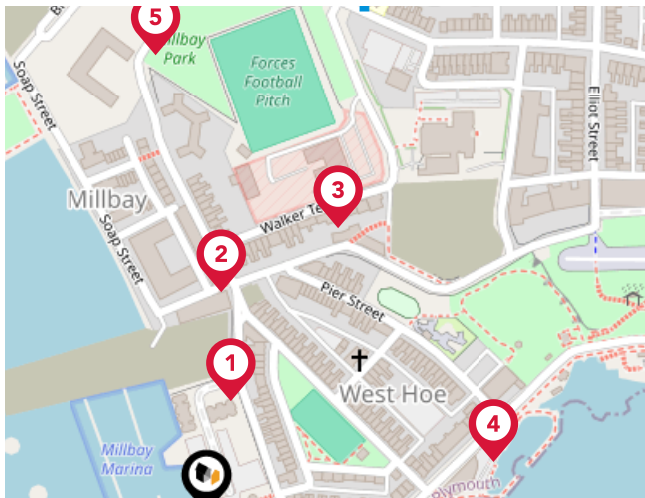


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.48 miles
2	Exeter International Airport	41.1 miles
3	Newquay St Mawgan Airport	38.11 miles
4	Penzance Airport	62.61 miles

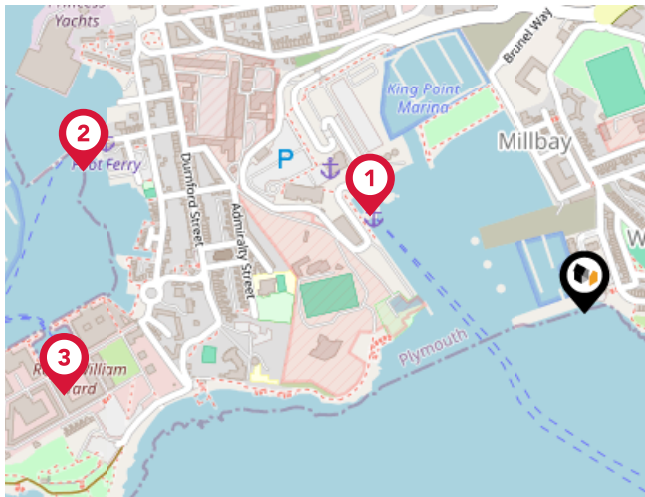
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rusty Anchor	0.07 miles
2	West Hoe Post Office	0.13 miles
3	Walker Terrace	0.19 miles
4	West Hoe Park	0.17 miles
5	Telecom House	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.28 miles
2	Plymouth Stonehouse Ferry Terminal	0.62 miles
3	Royal William Yard Ferry Landing	0.62 miles

Important - Please Read

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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.

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Lang Town & Country

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