

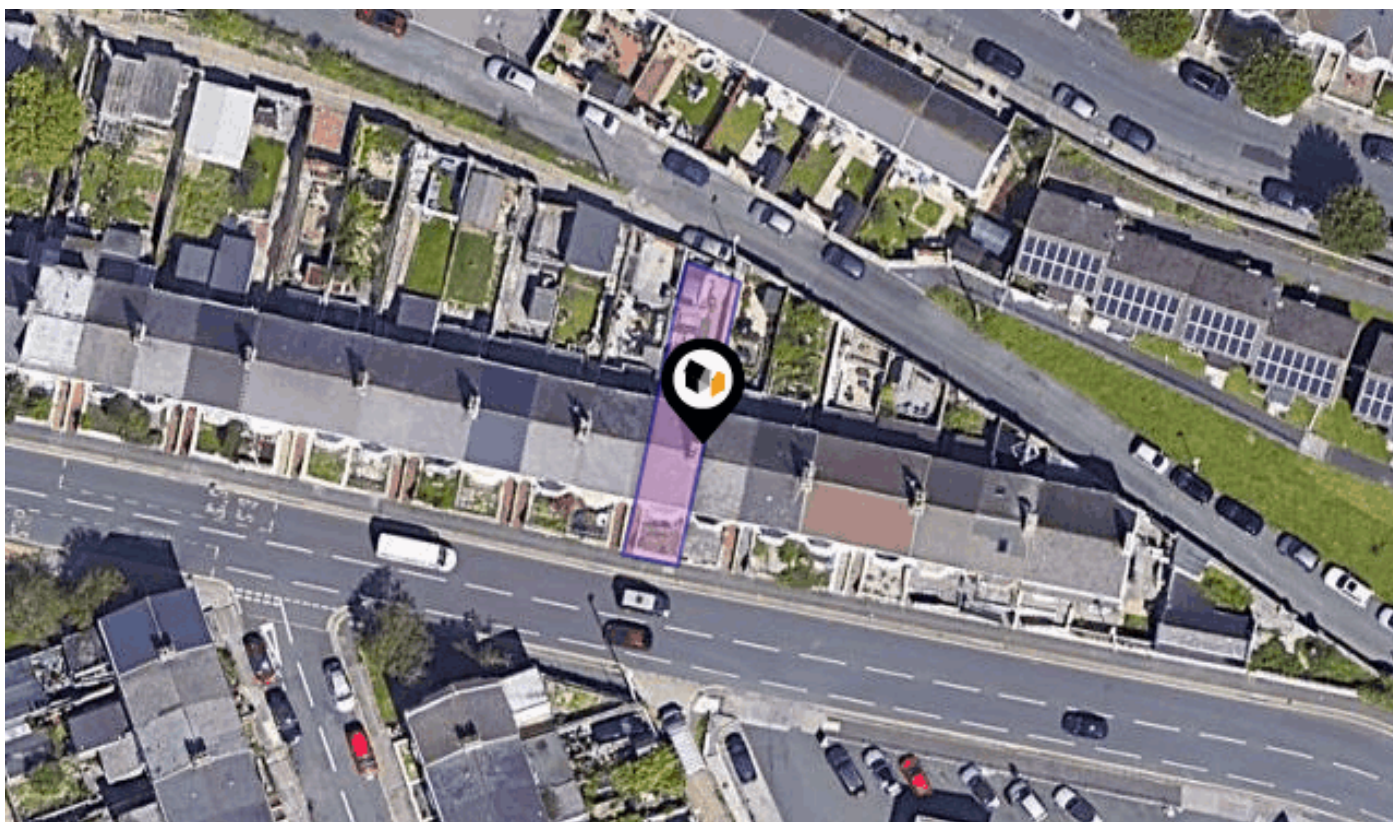


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27th March 2025



WOLSELEY ROAD, PLYMOUTH, PL5

Lang Town & Country

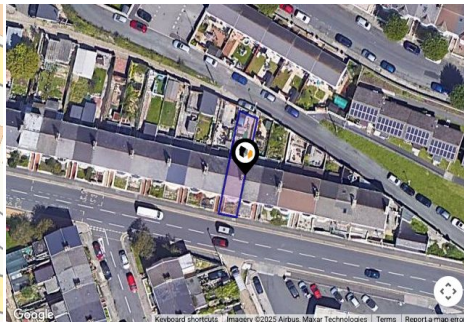
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	947 ft ² / 88 m ²
Plot Area:	0.03 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,477
Title Number:	DN280135

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s



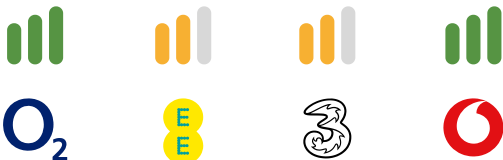
80
mb/s



1800
mb/s

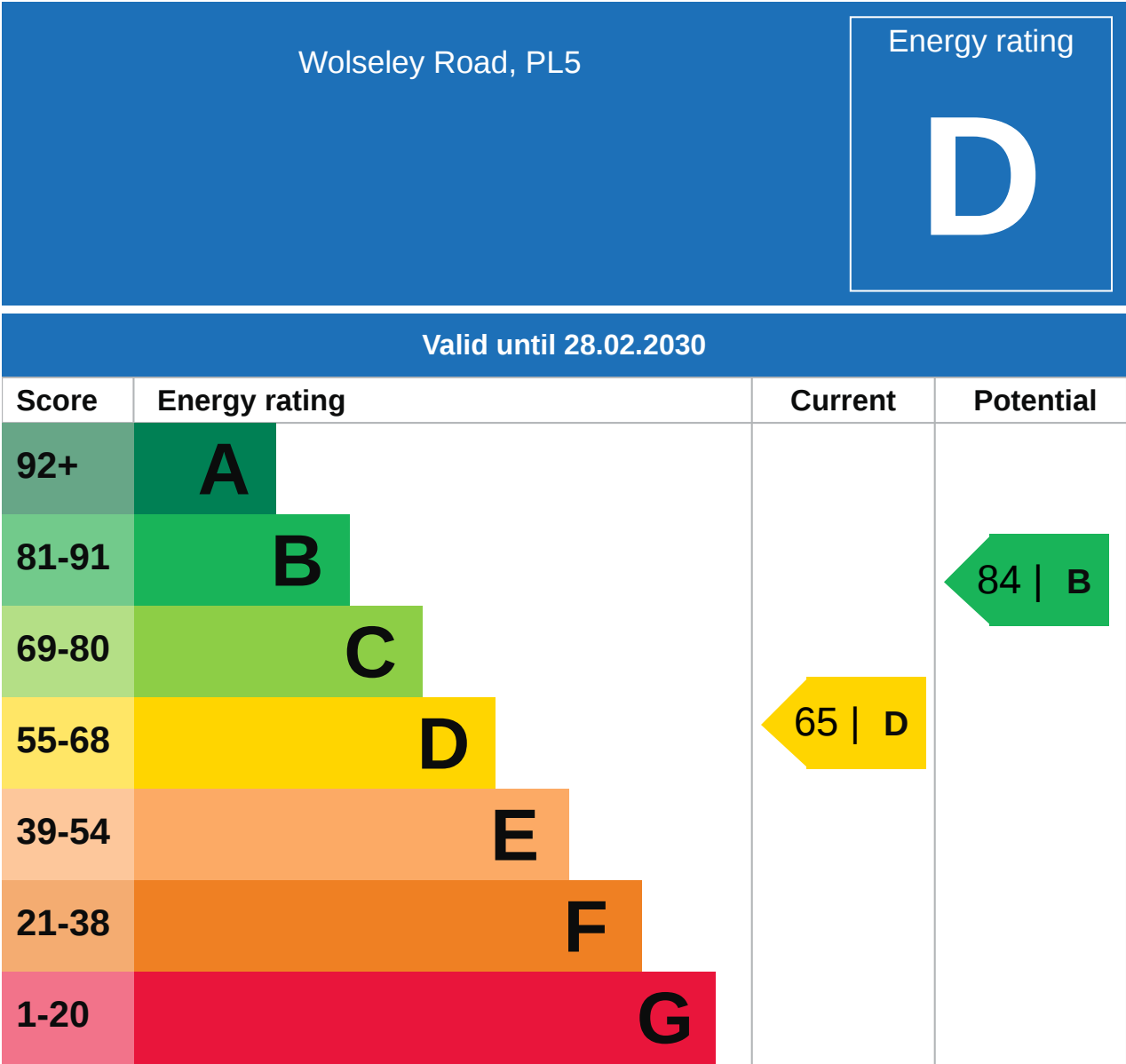


Mobile Coverage:
(based on calls indoors)



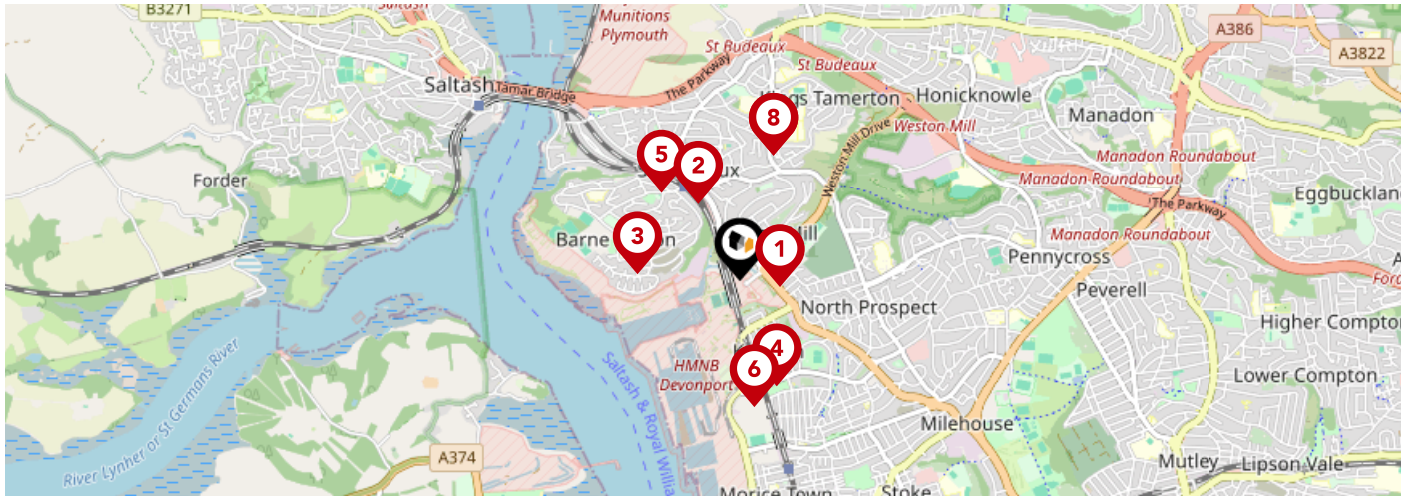
Satellite/Fibre TV Availability:



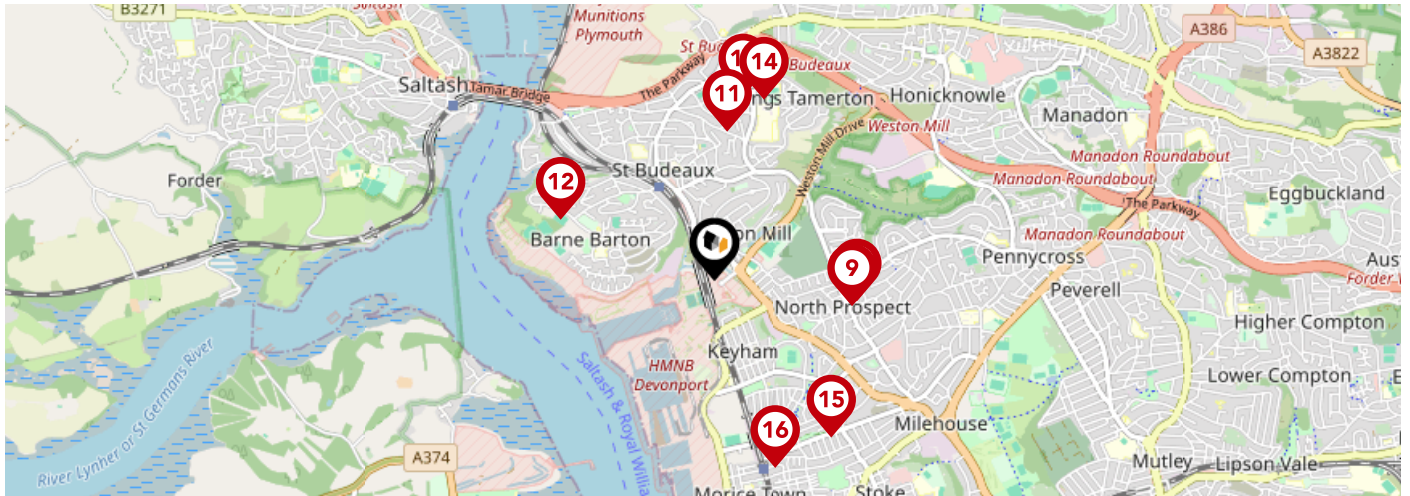


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
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:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 89% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	88 m ²

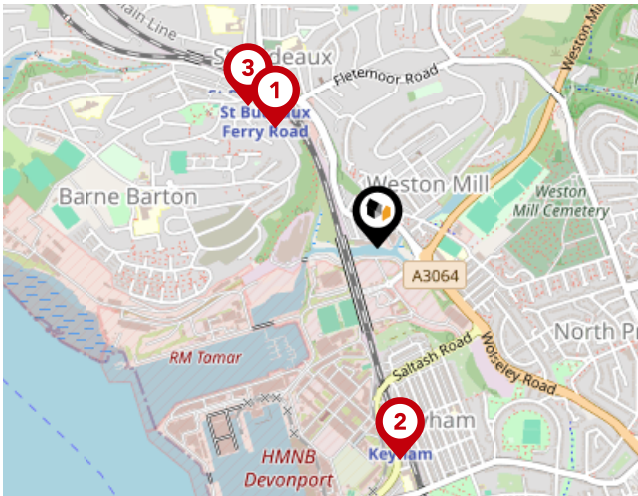


		Nursery	Primary	Secondary	College	Private
1	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



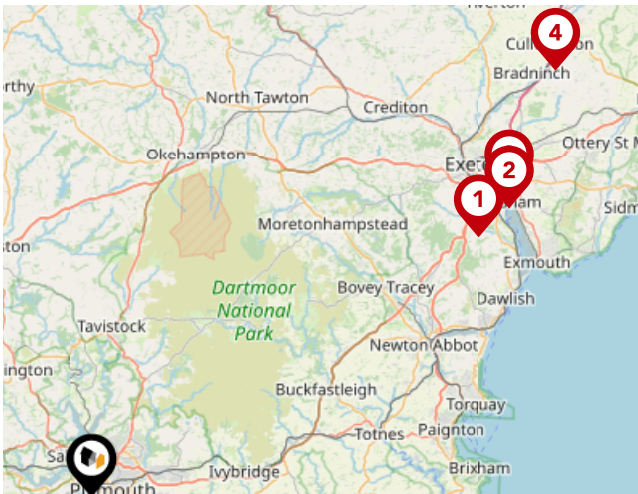
		Nursery	Primary	Secondary	College	Private
9	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.68	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



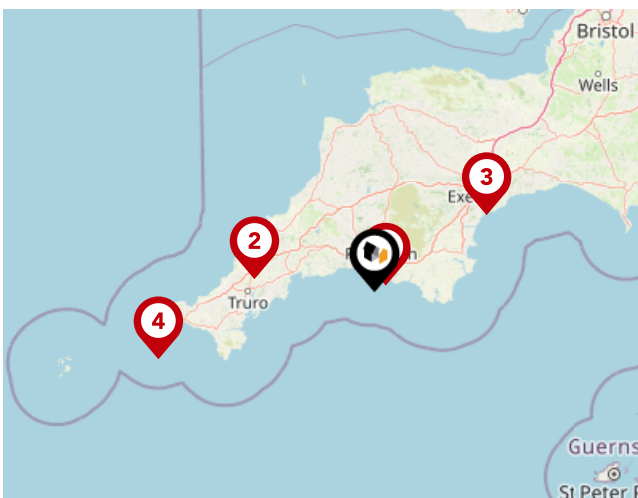
National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	0.37 miles
2	Keyham Rail Station	0.5 miles
3	St Budeaux Victoria Road Rail Station	0.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.21 miles
2	M5 J30	38.32 miles
3	M5 J29	39.04 miles
4	M5 J28	47.46 miles

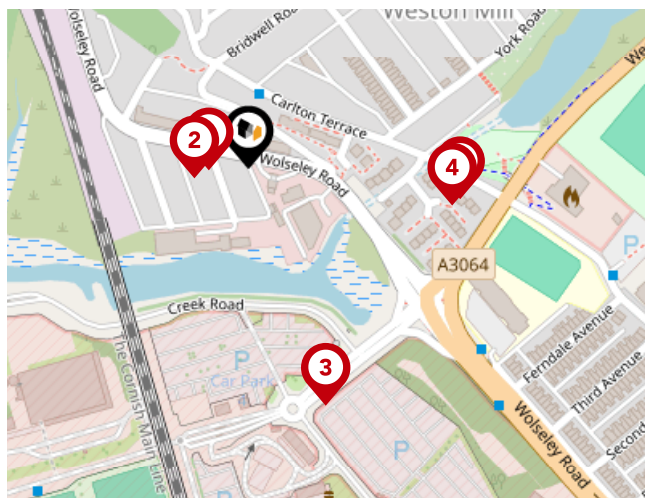


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.58 miles
2	St Mawgan	36.49 miles
3	Exeter Airport	40.76 miles
4	Joppa	68.84 miles

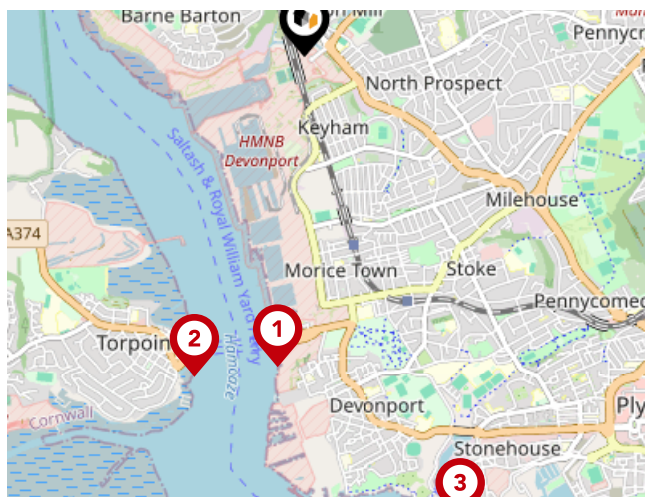
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harbour Avenue	0.02 miles
2	Harbour Avenue	0.03 miles
3	Creek Road	0.15 miles
4	Carlton Terrace Bungalows	0.12 miles
5	York Road	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	1.47 miles
2	Torpoint Ferry Terminal	1.6 miles
3	Plymouth Stonehouse Ferry Terminal	2.31 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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Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com

