

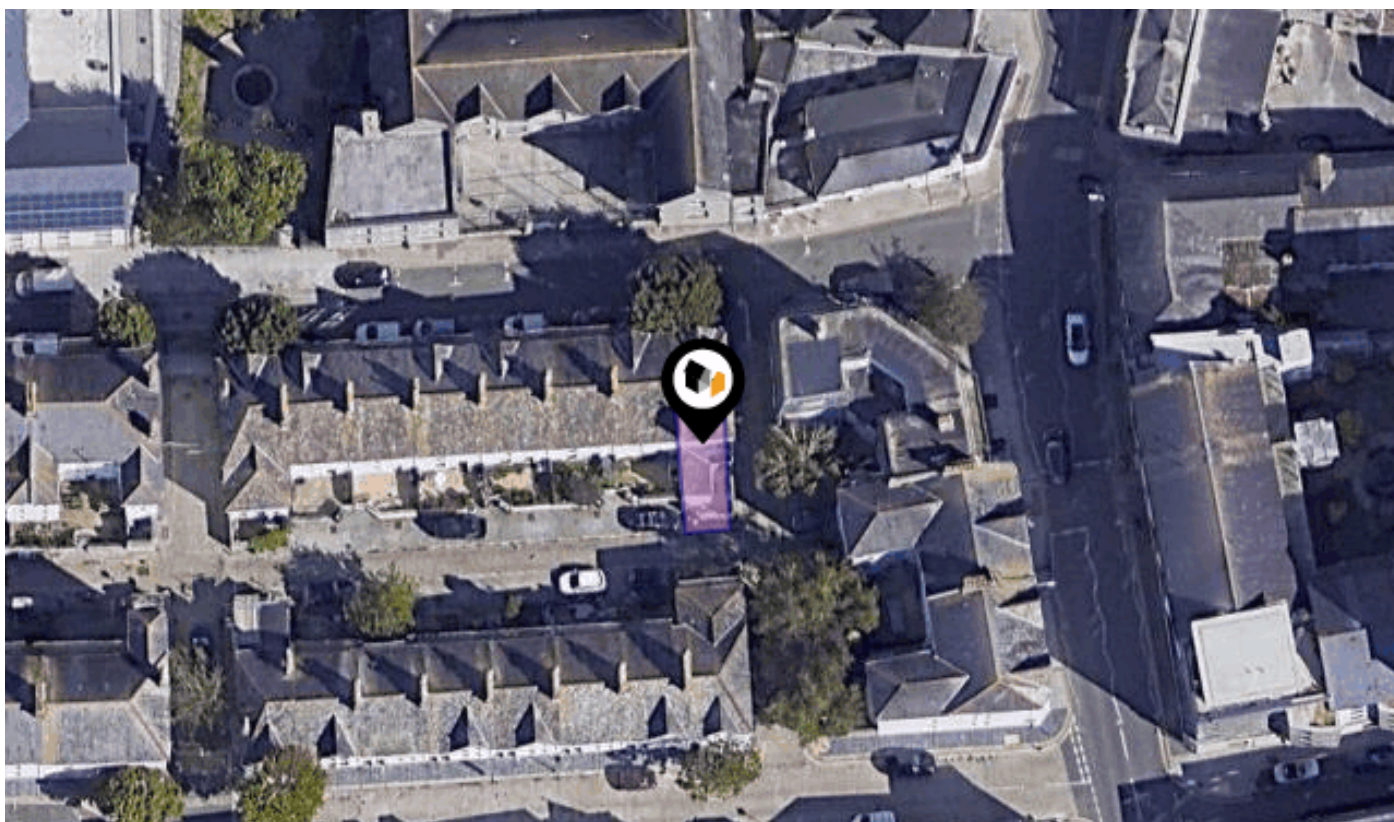


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 31<sup>st</sup> March 2025**



## HOW STREET, PLYMOUTH, PL4

### Lang Town & Country

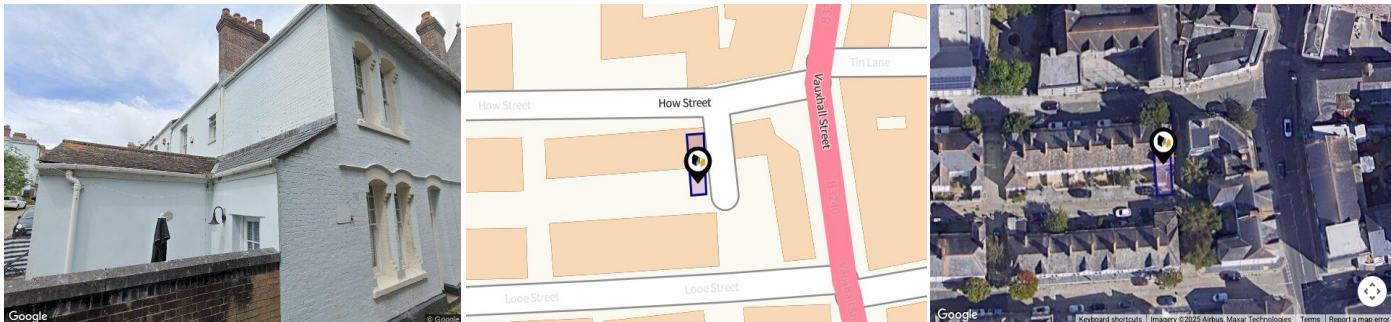
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,477		
Title Number:	DN640084		

## Local Area

Local Authority:	City of plymouth
Conservation Area:	Barbican (Plymouth, City of (Ua))
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *How Street, Plymouth, PL4*

Reference - 21/00532/LBC	
Decision:	Decided
Date:	22nd March 2021
Description:	Rear external door, replacement roof slates and guttering, and various internal works including layout alterations, secondary glazing, and new floorboards (part-retrospective)

PLYMOUTH, PL4

Energy rating

**E**

Valid until 28.08.2023

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   C
55-68	<b>D</b>		
39-54	<b>E</b>	53   E	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

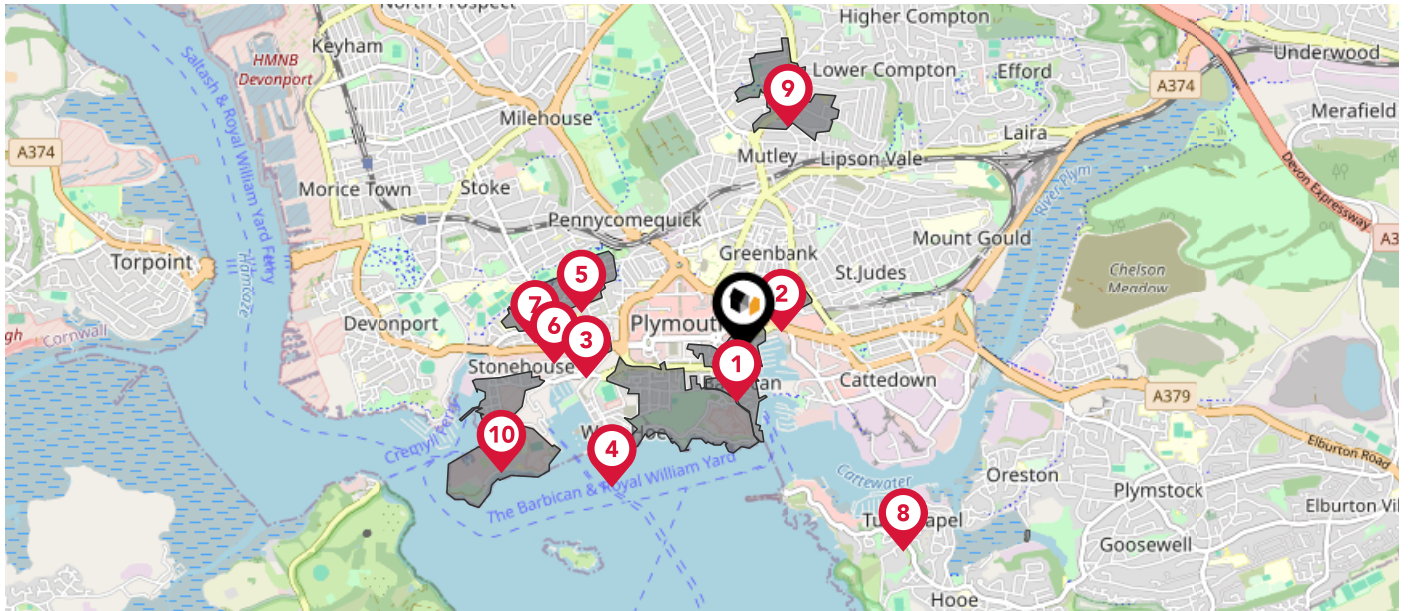
<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and 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>	71 m <sup>2</sup>



# Maps

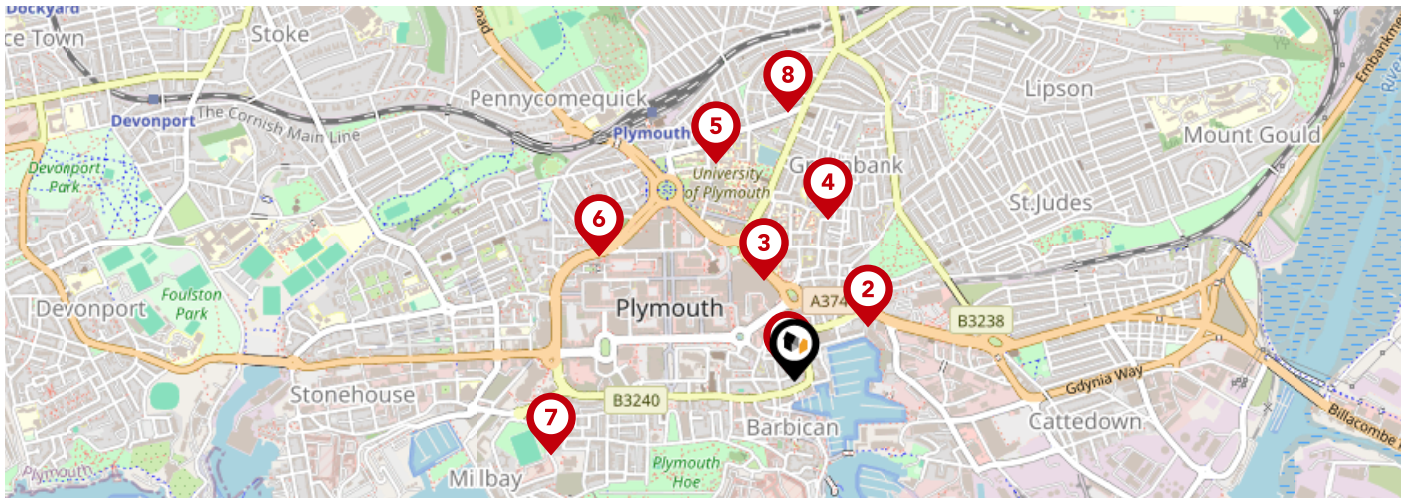
## Conservation Areas

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.

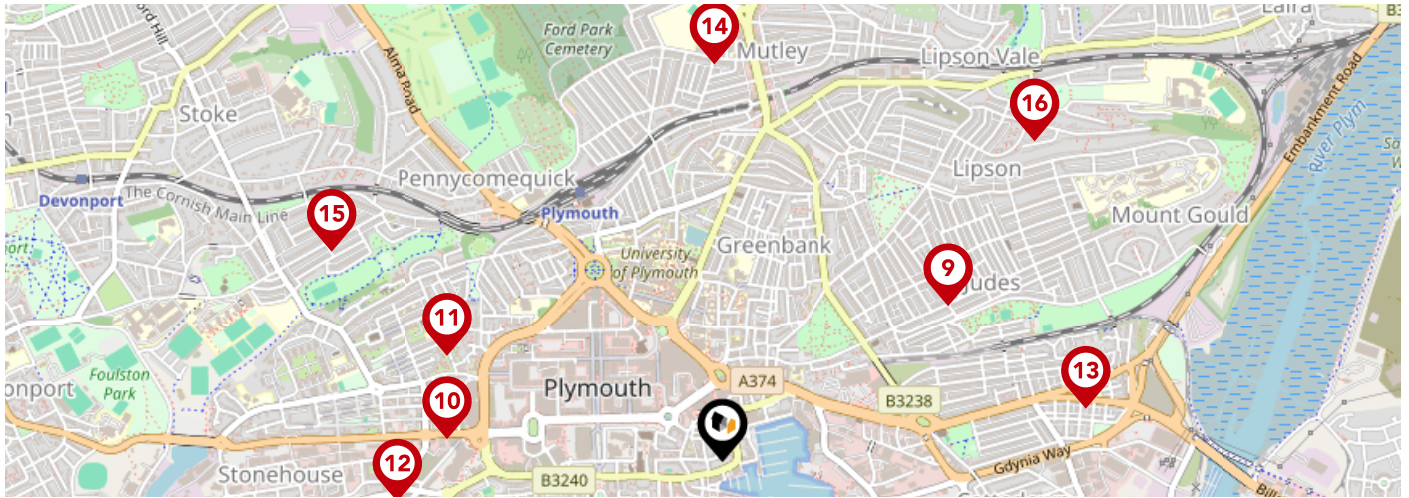


### Nearby Conservation Areas

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



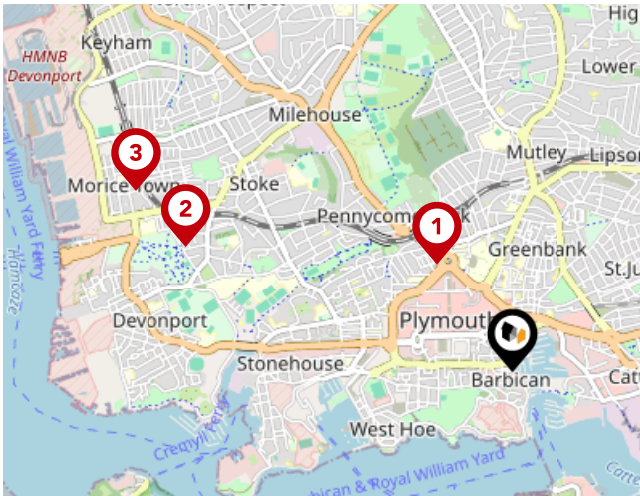
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:0.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fletewood School at Derry Villas</b> Ofsted Rating: Good   Pupils: 58   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Plymouth High School for Girls</b> Ofsted Rating: Good   Pupils: 816   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Plymouth College</b> Ofsted Rating: Not Rated   Pupils: 513   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

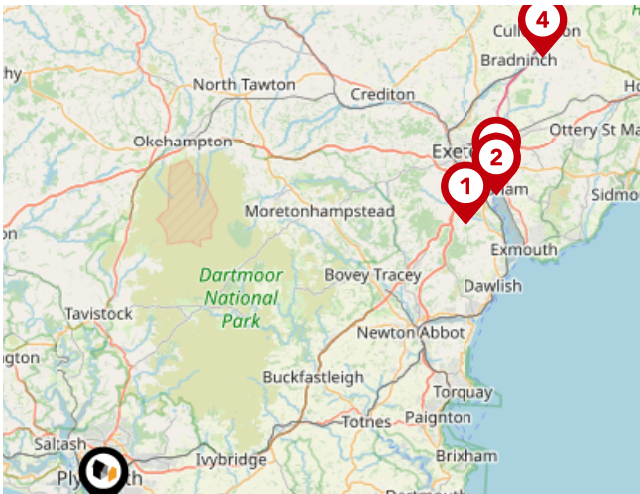


# Area Transport (National)



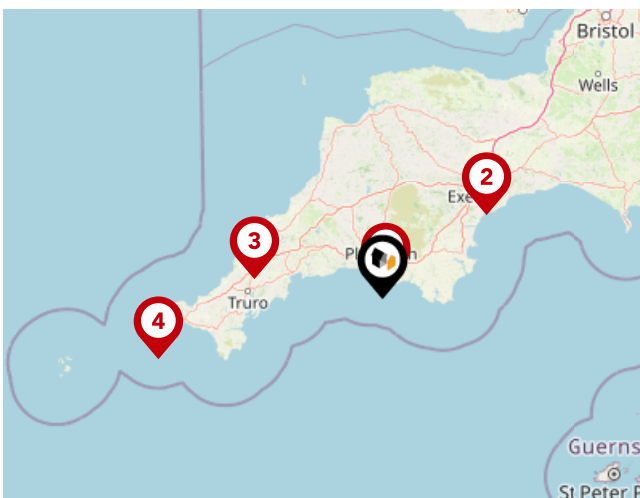
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.62 miles
2	Devonport Rail Station	1.65 miles
3	Dockyard (Plymouth) Rail Station	1.97 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.71 miles
2	M5 J30	37.86 miles
3	M5 J29	38.64 miles
4	M5 J28	47.36 miles



## Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.8 miles
2	Exeter Airport	40.28 miles
3	St Mawgan	38.7 miles
4	Joppa	70.26 miles

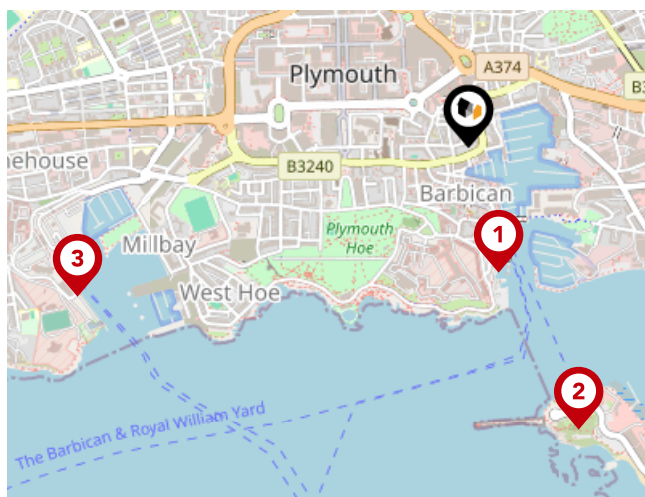
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bretonside	0.06 miles
2	Batter Street	0.11 miles
3	Job Centre	0.09 miles
4	Buckwell Street	0.1 miles
5	Viaduct B2	0.11 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.3 miles
2	Plymouth Mount Batten Ferry Landing	0.72 miles
3	Plymouth Ferry Terminal	0.99 miles

## Important - Please Read

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# Lang Town & Country

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