

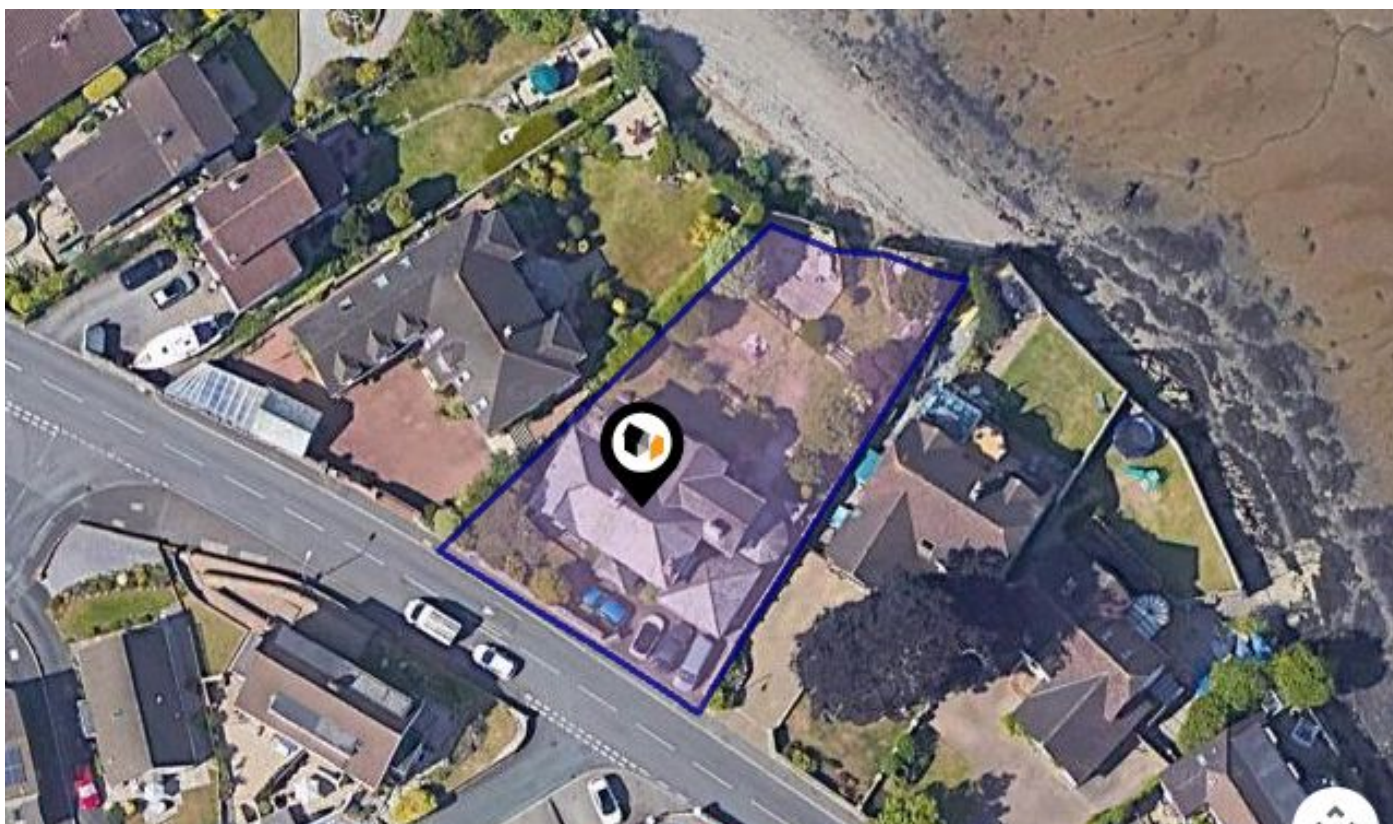


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd April 2025



OLD FERRY ROAD, SALTASH, PL12

Lang Town & Country

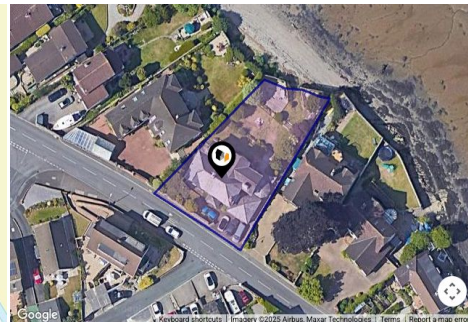
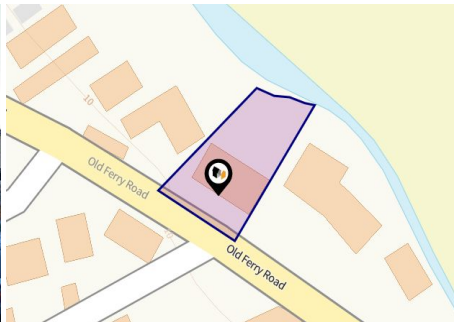
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,712 ft ² / 252 m ²		
Plot Area:	0.22 acres		
Council Tax :	Band G		
Annual Estimate:	£4,100		
Title Number:	CL55938		

Local Area

Local Authority:	Cornwall
Conservation Area:	No
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
		

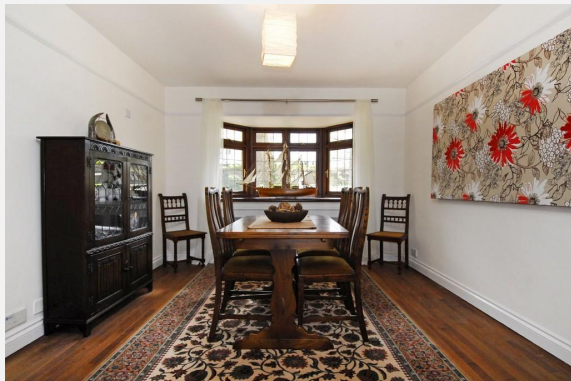
Mobile Coverage: (based on calls indoors)



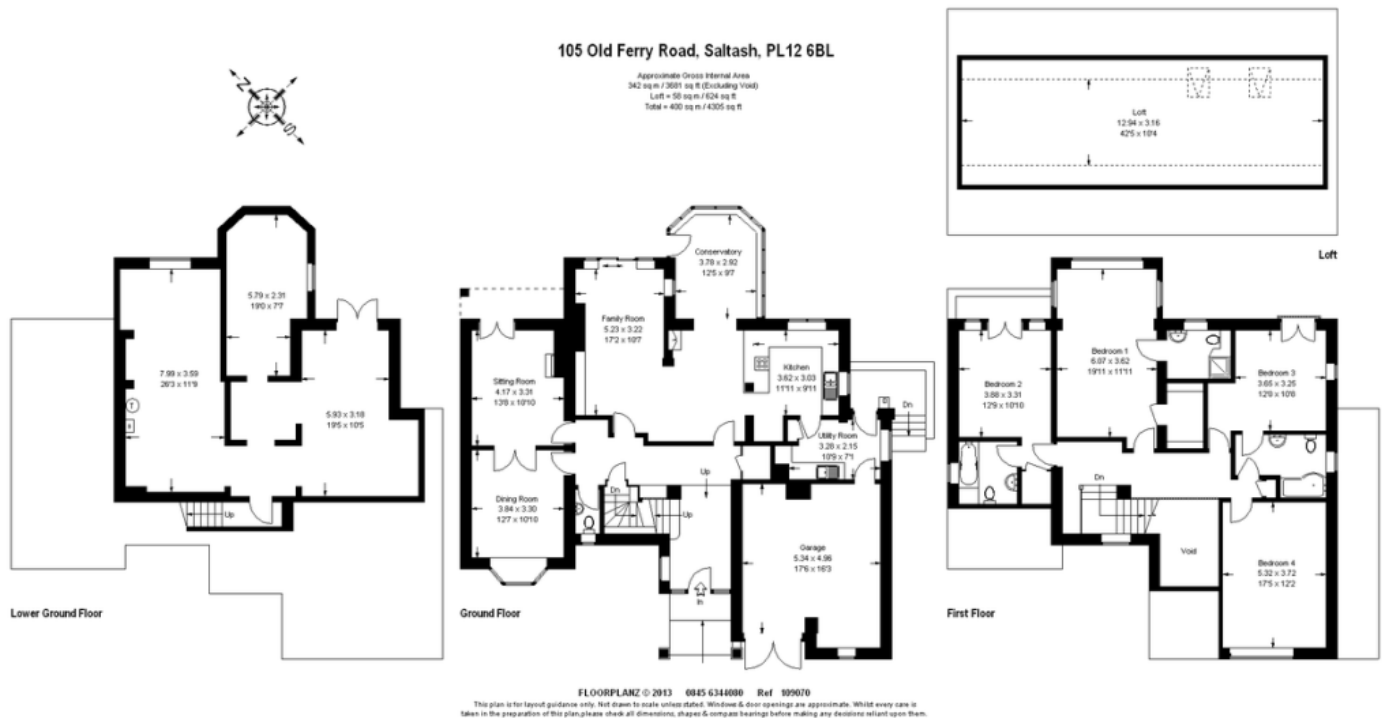
Satellite/Fibre TV Availability:

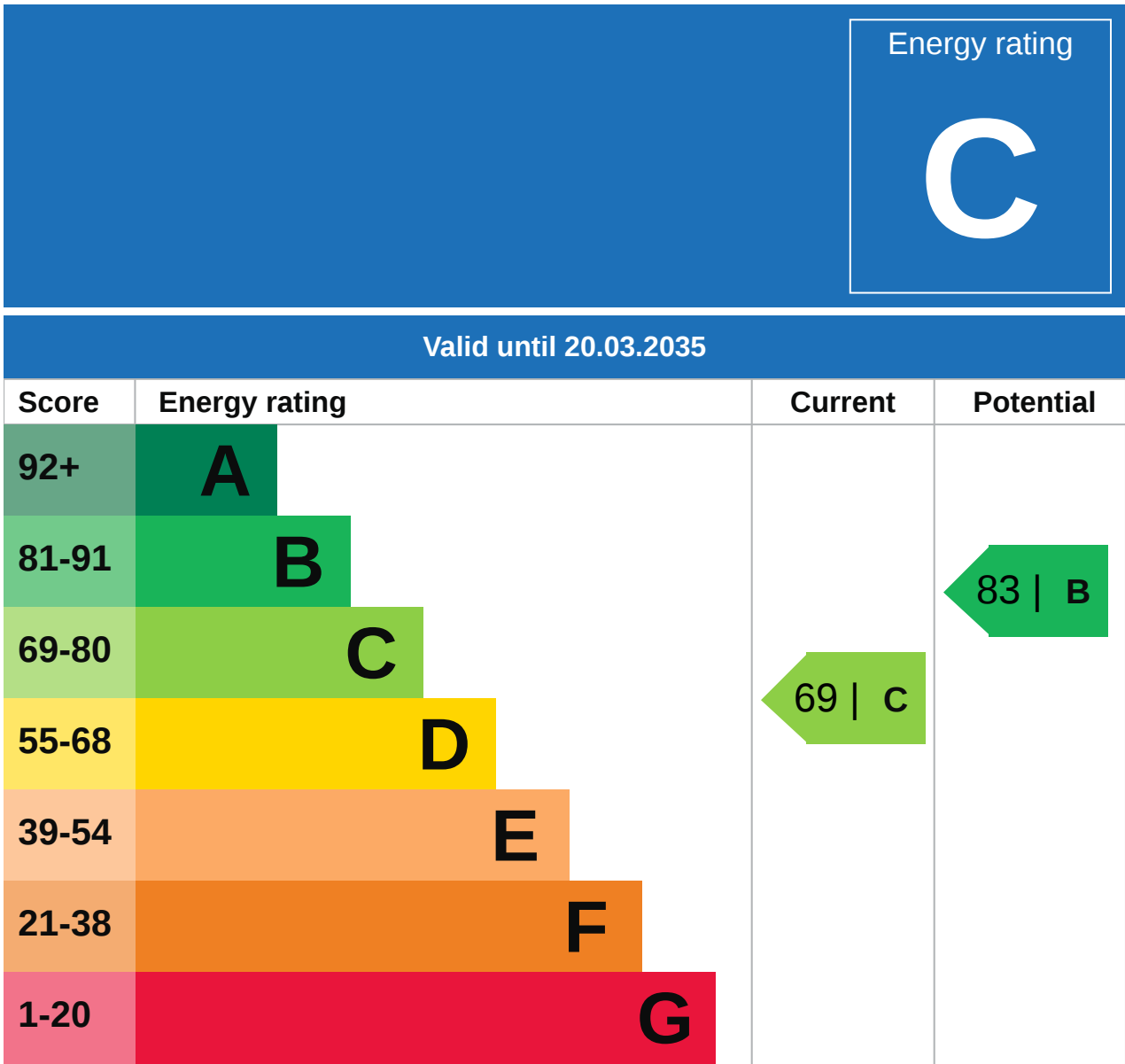






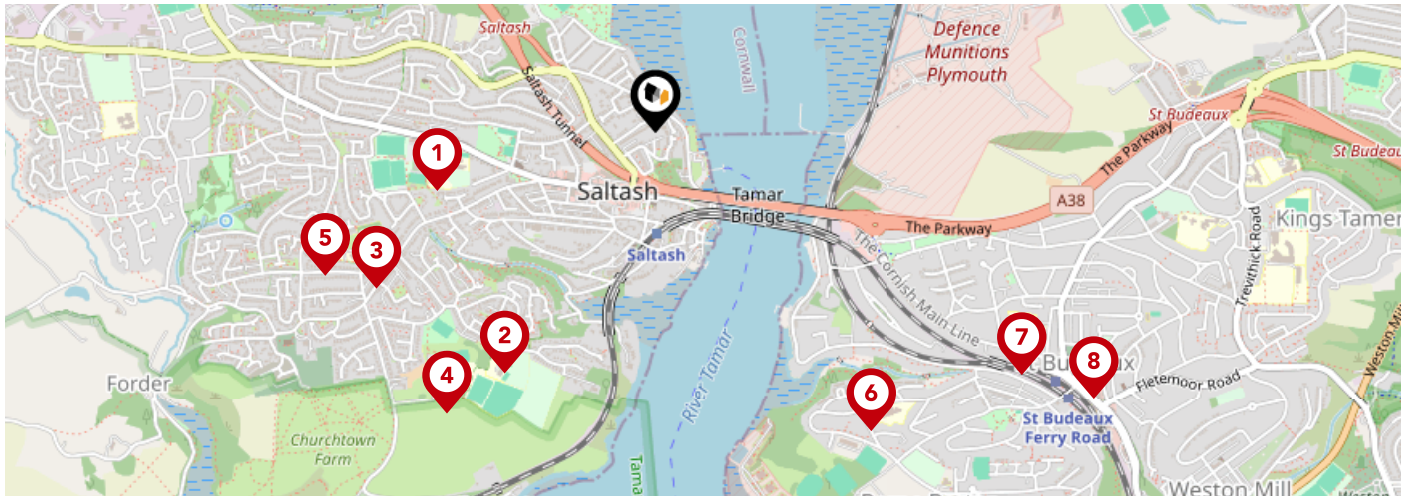
OLD FERRY ROAD, SALTASH, PL12



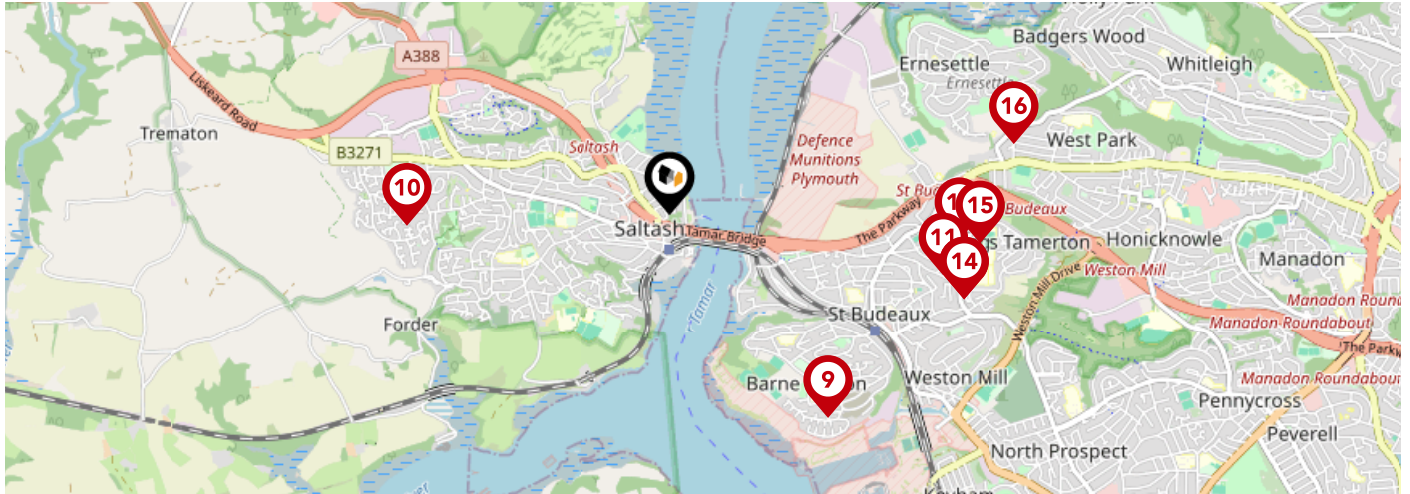


Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Granite or whinstone, as built, no insulation (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated
Total Floor Area:	252 m ²

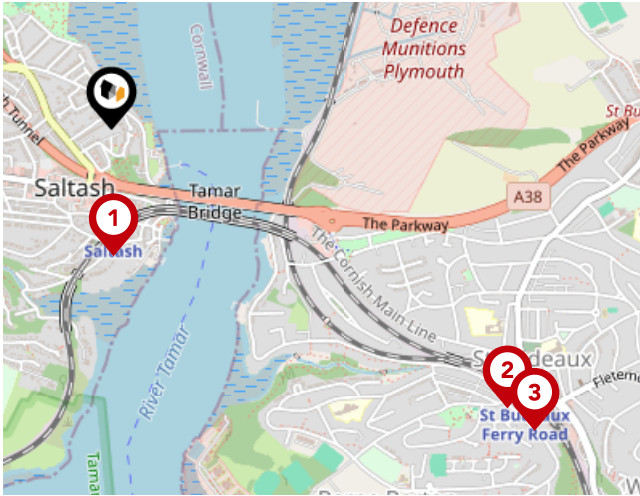


		Nursery	Primary	Secondary	College	Private
1	Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



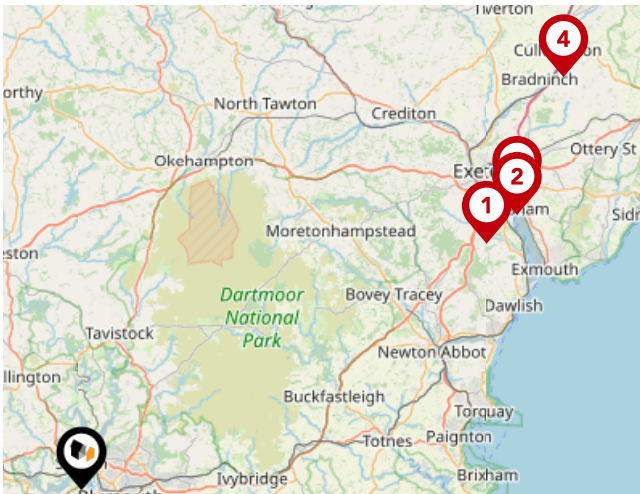
		Nursery	Primary	Secondary	College	Private
9	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Marine Academy Primary Ofsted Rating: Outstanding Pupils: 507 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Marine Academy Plymouth Ofsted Rating: Good Pupils: 973 Distance: 1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



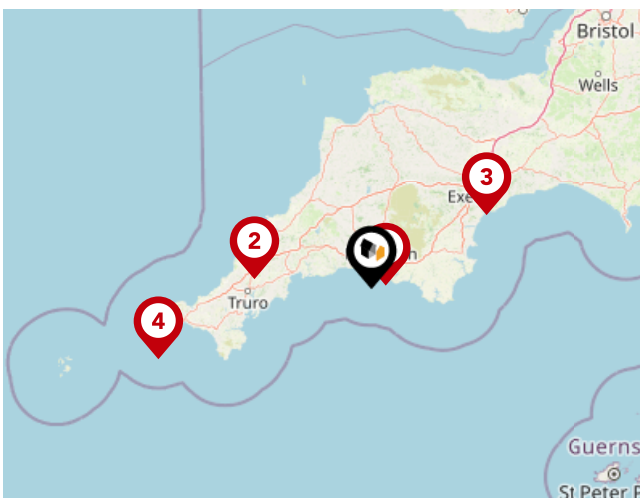
National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	0.3 miles
2	St Budeaux Victoria Road Rail Station	1.14 miles
3	St Budeaux Ferry Road Rail Station	1.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.71 miles
2	M5 J30	38.8 miles
3	M5 J29	39.48 miles
4	M5 J28	47.72 miles

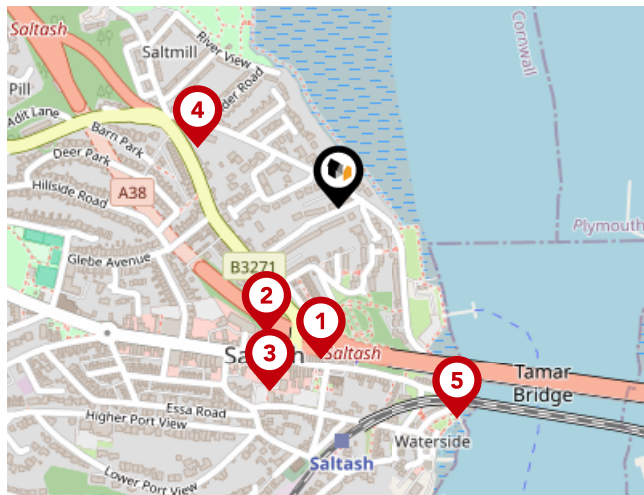


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.43 miles
2	St Mawgan	35.16 miles
3	Exeter Airport	41.24 miles
4	Joppa	67.95 miles

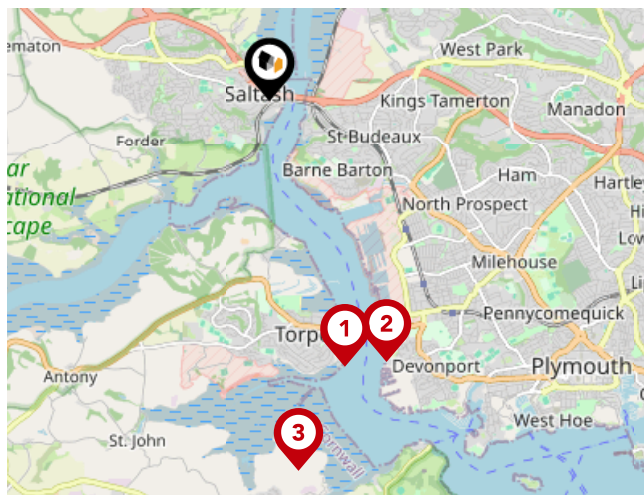
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Slip Road	0.18 miles
2	North Road	0.17 miles
3	Fore Street Bottom	0.23 miles
4	Old Ferry Road	0.18 miles
5	Old Ferry Road Waterside	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.61 miles
2	Devonport Ferry Terminal	2.7 miles
3	Cawsand Beach Ferry Landing Pier	3.5 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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