

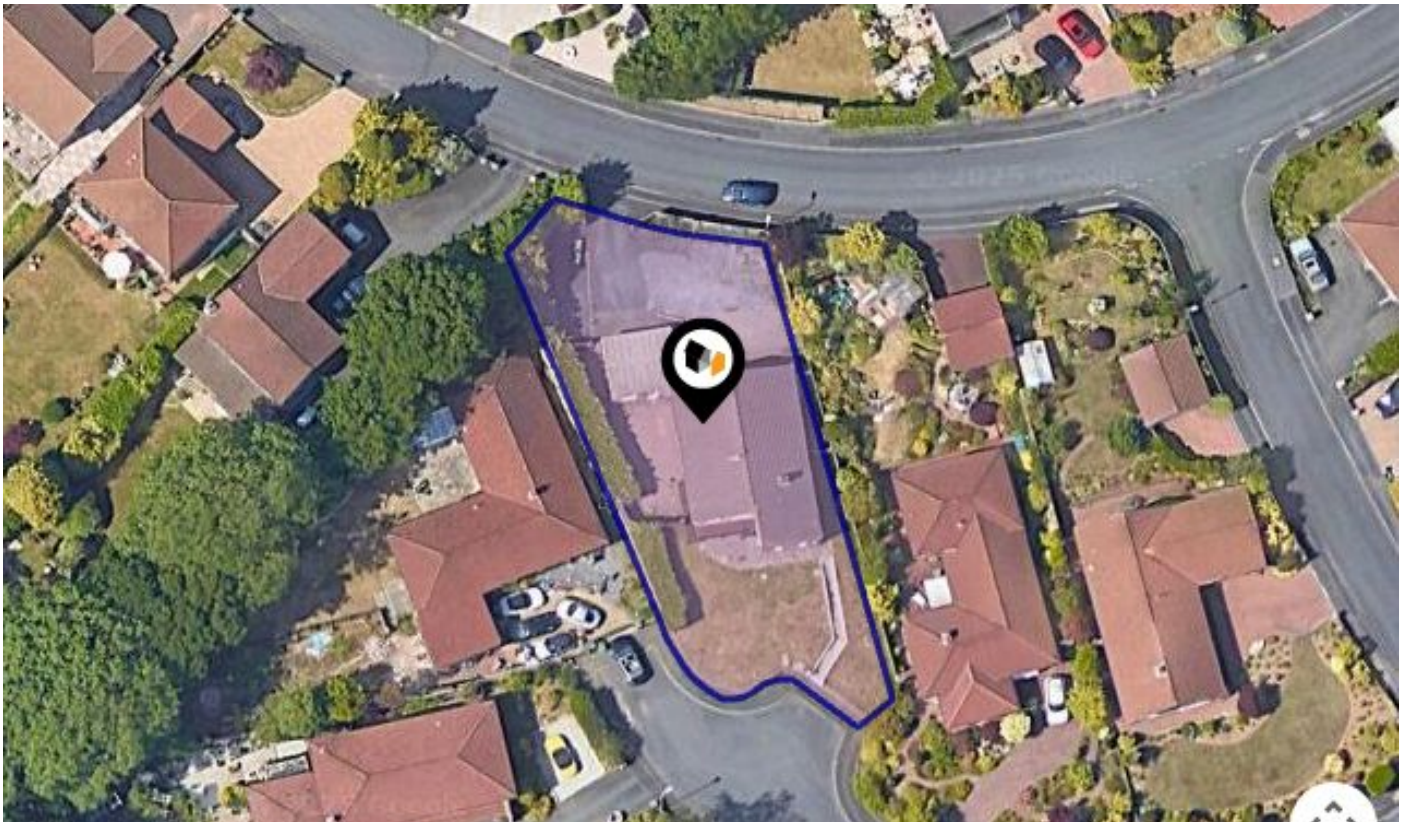


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th April 2025



12, PETHILL CLOSE, PLYMOUTH, PL6 8NL

6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property



Type:	Detached
Bedrooms:	3
Floor Area:	1,227 ft ² / 114 m ²
Plot Area:	0.21 acres
Year Built :	1976-1982
Council Tax :	Band F
Annual Estimate:	£3,359
Title Number:	DN105314
UPRN:	100040475096

Last Sold Date:	29/01/2021
Last Sold Price:	£305,000
Last Sold £/ft²:	£234
Tenure:	Freehold

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)

3 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

12 Pethill Close, PLYMOUTH, PL6 8NL

Energy rating

C

Valid until 09.04.2035

Certificate number
0312-3049-2204-7205-0204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	114 m ²

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

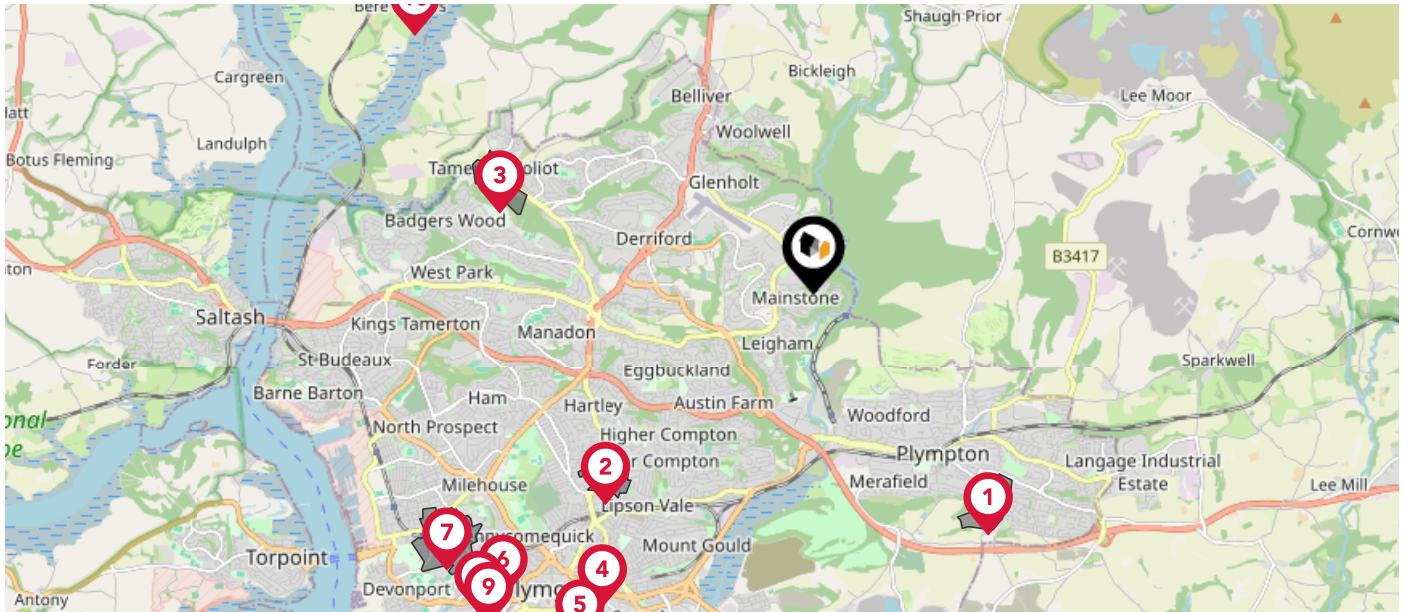
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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.



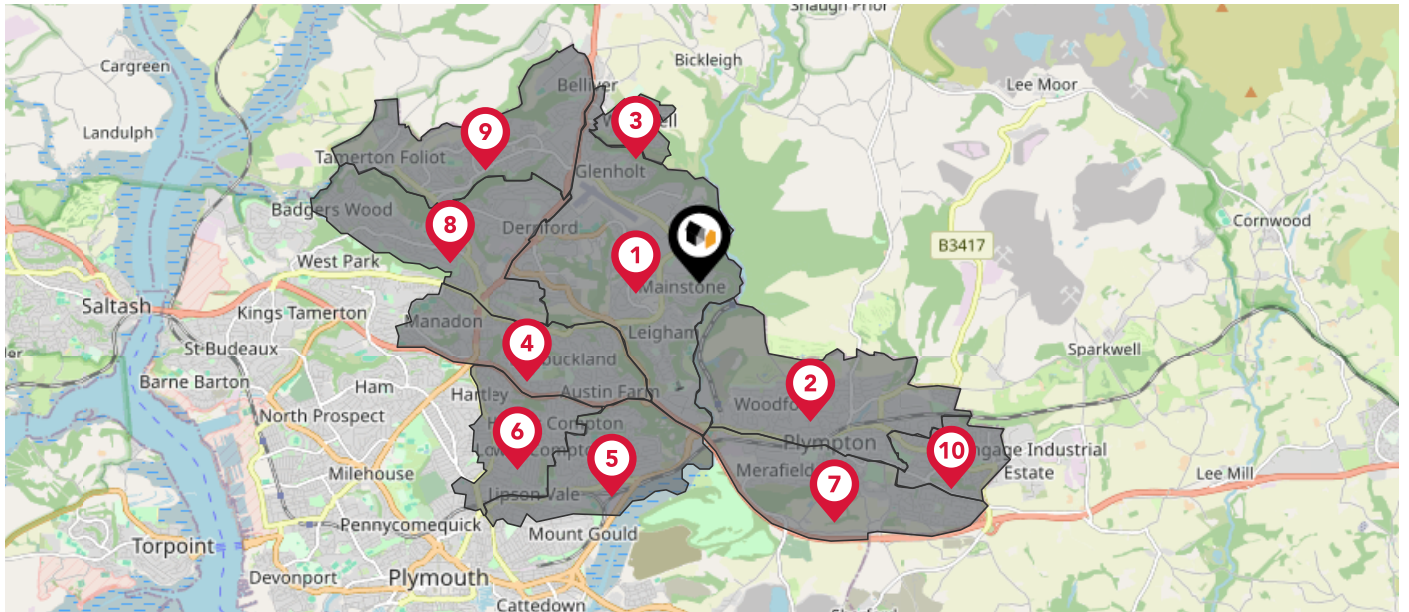
Nearby Conservation Areas

- 1 Plympton St Maurice
- 2 MANNAMEAD
- 3 Tamerton Foliot
- 4 Ebrington Street
- 5 Barbican (Plymouth, City of Ua))
- 6 North Stonehouse
- 7 STOKE
- 8 Royal Naval Hospital
- 9 Adelaide Street / Clarence Place
- 10 Bere Ferrers

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



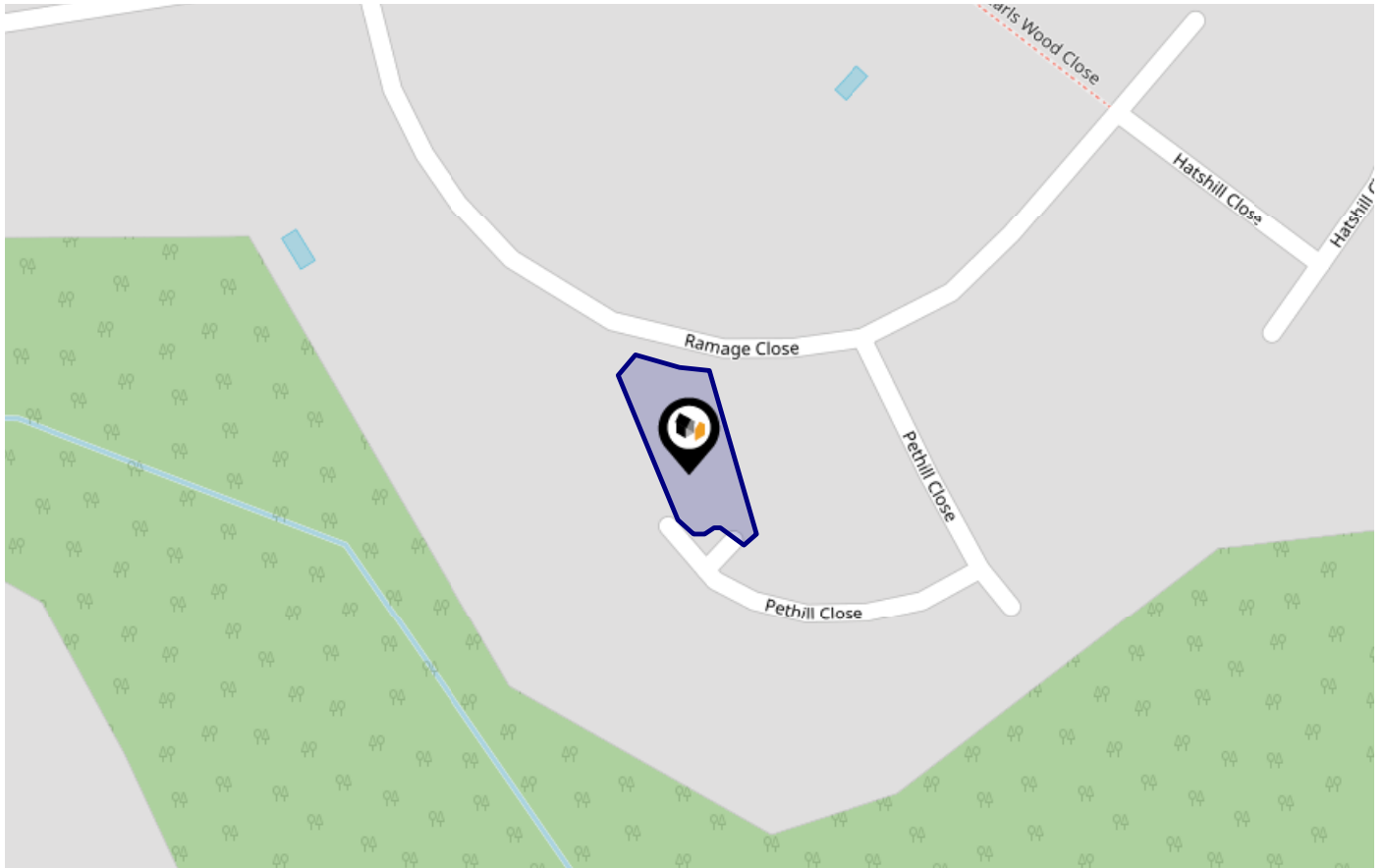
Nearby Council Wards

- 1 Moor View Ward
- 2 Plympton St. Mary Ward
- 3 Woolwell Ward
- 4 Eggbuckland Ward
- 5 Efford and Lipson Ward
- 6 Compton Ward
- 7 Plympton Erle Ward
- 8 Budshead Ward
- 9 Southway Ward
- 10 Plympton Chaddlewood Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

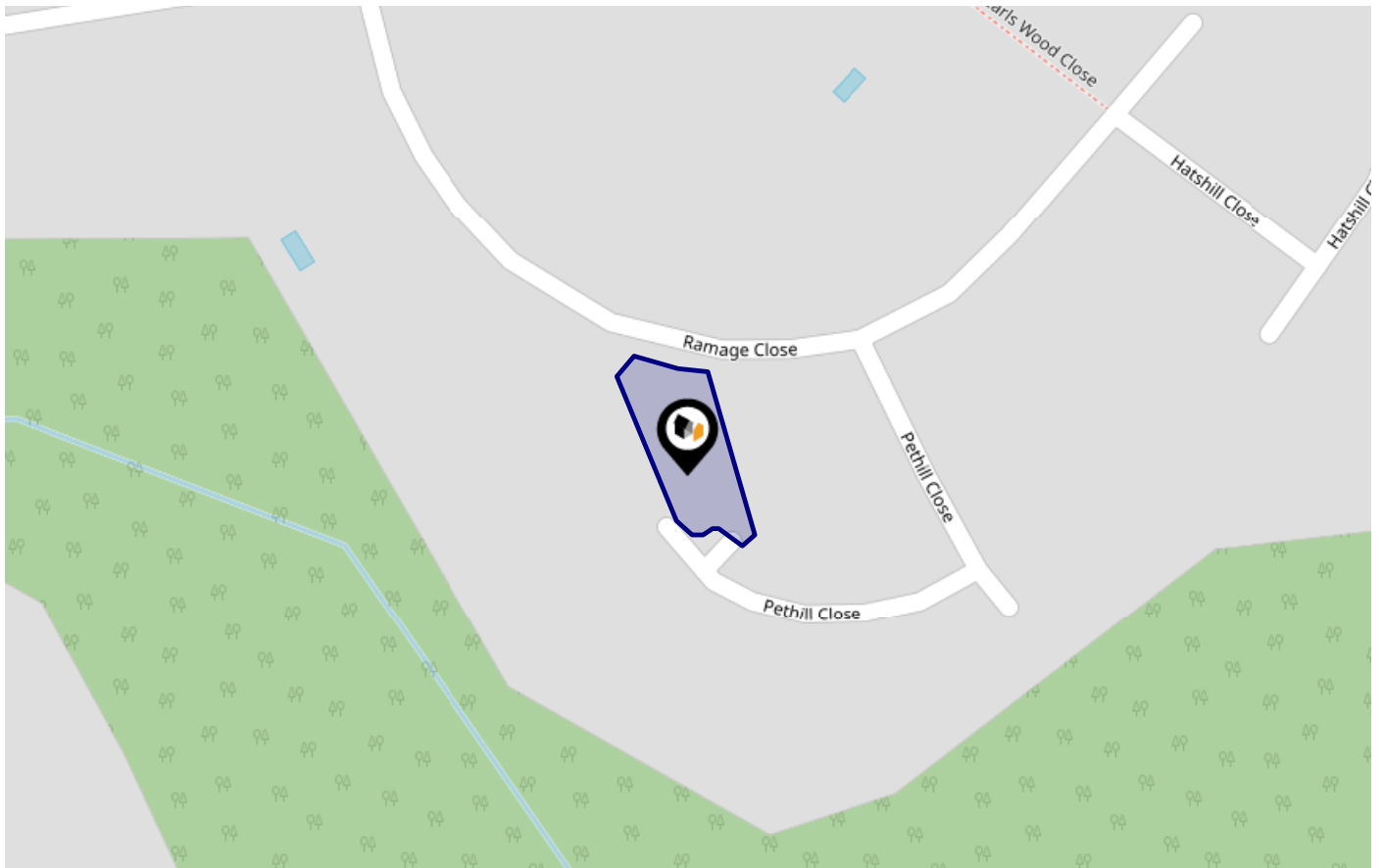
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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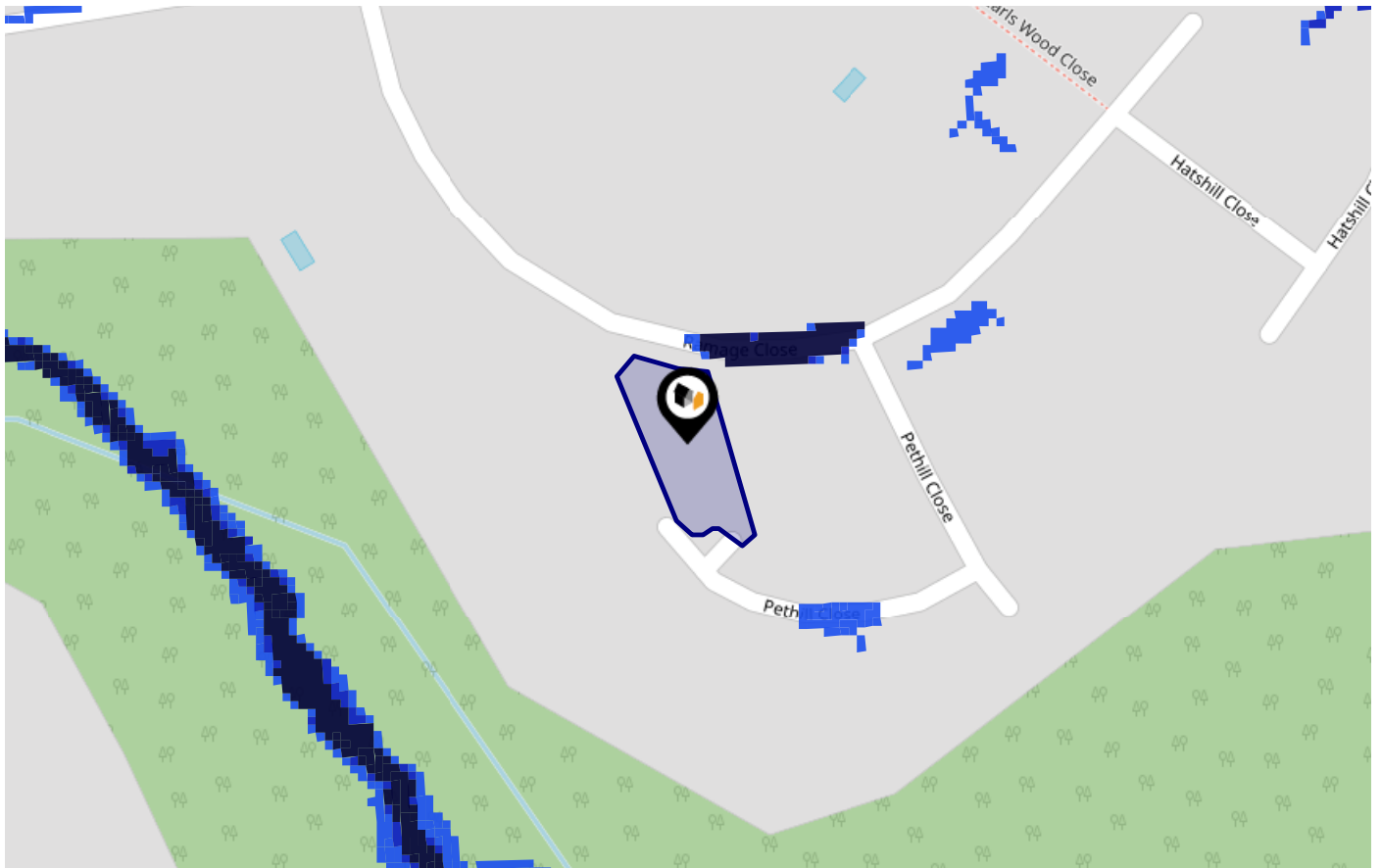
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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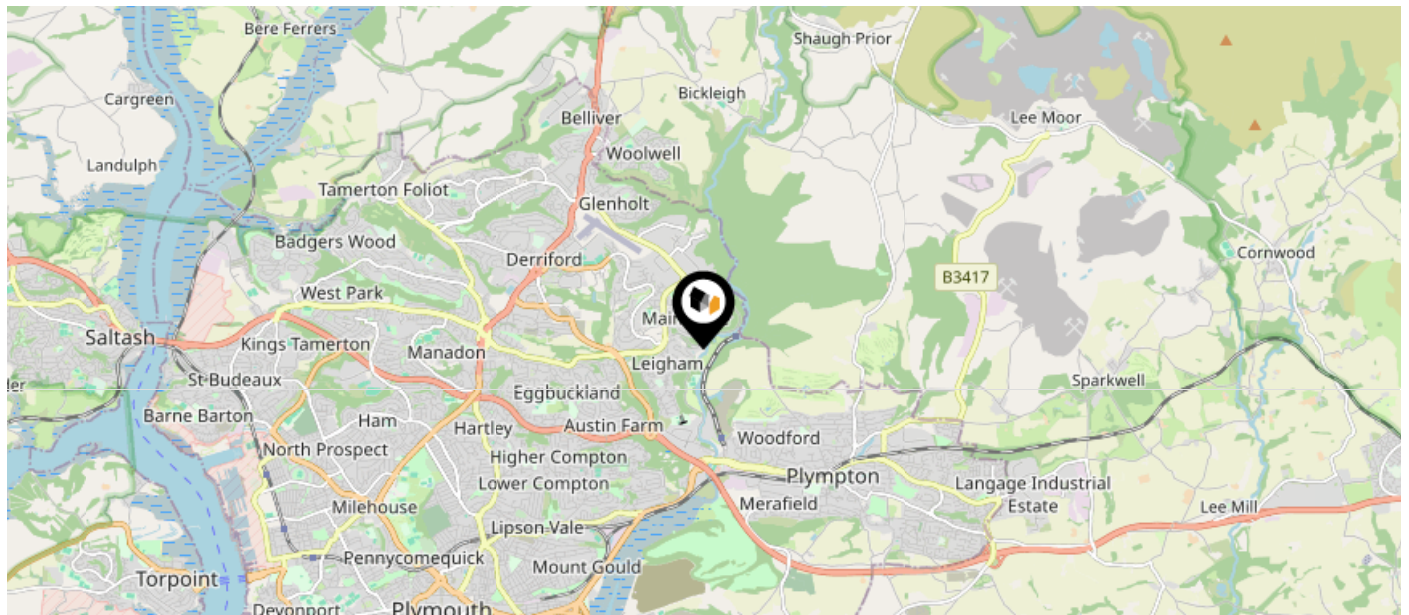
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



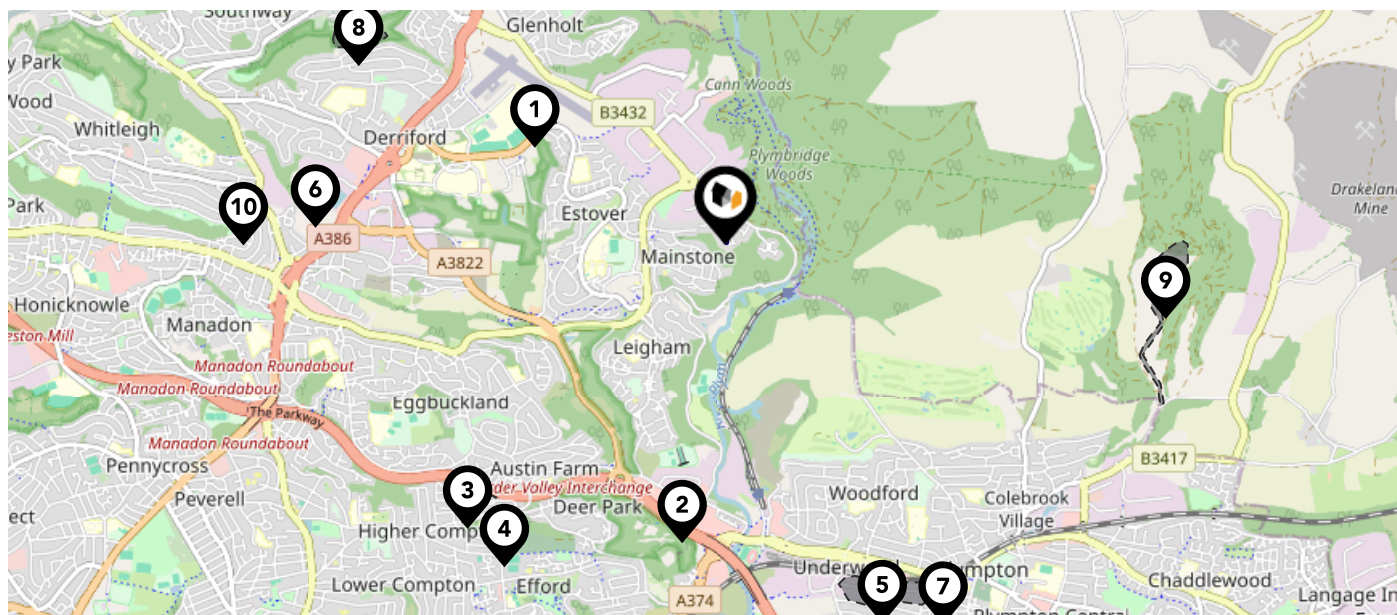
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



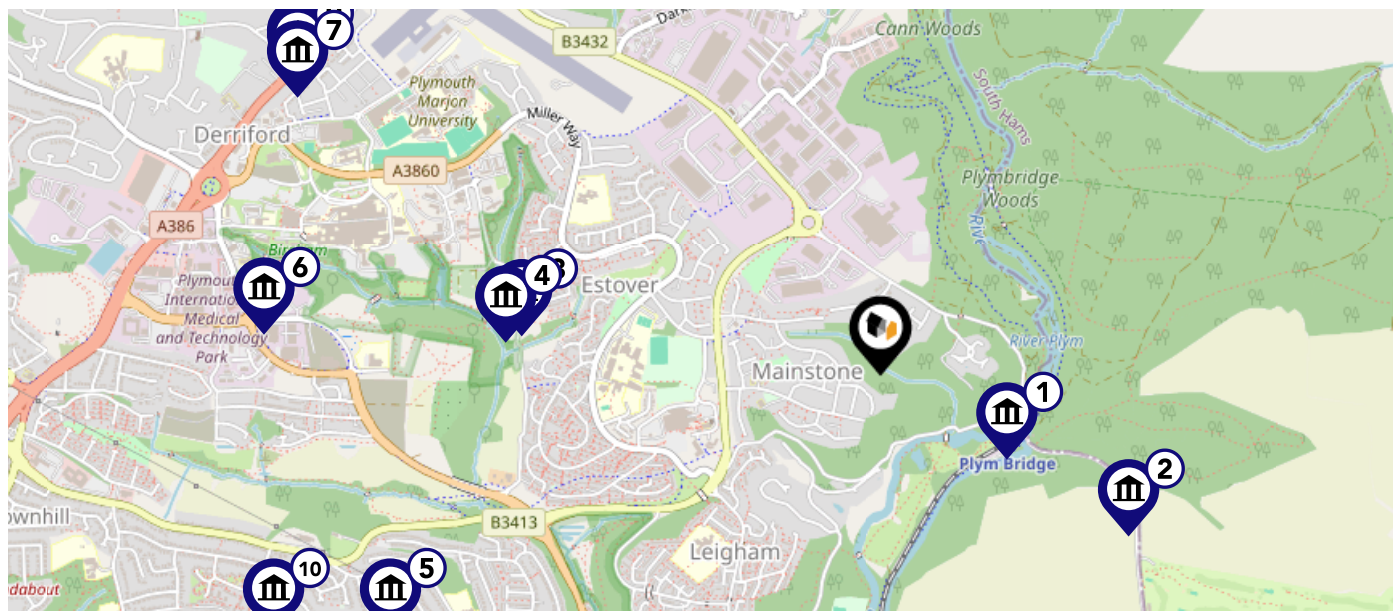
Nearby Landfill Sites











1	Derriford-Derriford, Plymouth	Historic Landfill
2	Tecalamet Marsh Mills-Off Longbridge Road, Plymouth	Historic Landfill
3	Valley View Close-Valley View Close, Plymouth	Historic Landfill
4	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill
5	Valley Road Plympton-Valley Road, Plympton, Plymouth	Historic Landfill
6	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill
7	Recreation Ground Linketty Road Plympt-Recreation Ground Linketty Road Plympton, Plymouth	Historic Landfill
8	Off Pendeen Crescent Southway-Off Pendeen Crescent Southway	Historic Landfill
9	Newnham Park-Newnham Park, Plympton, Plymouth, Devon	Historic Landfill
10	Crownhill-Crownhill, Plymouth	Historic Landfill

Maps

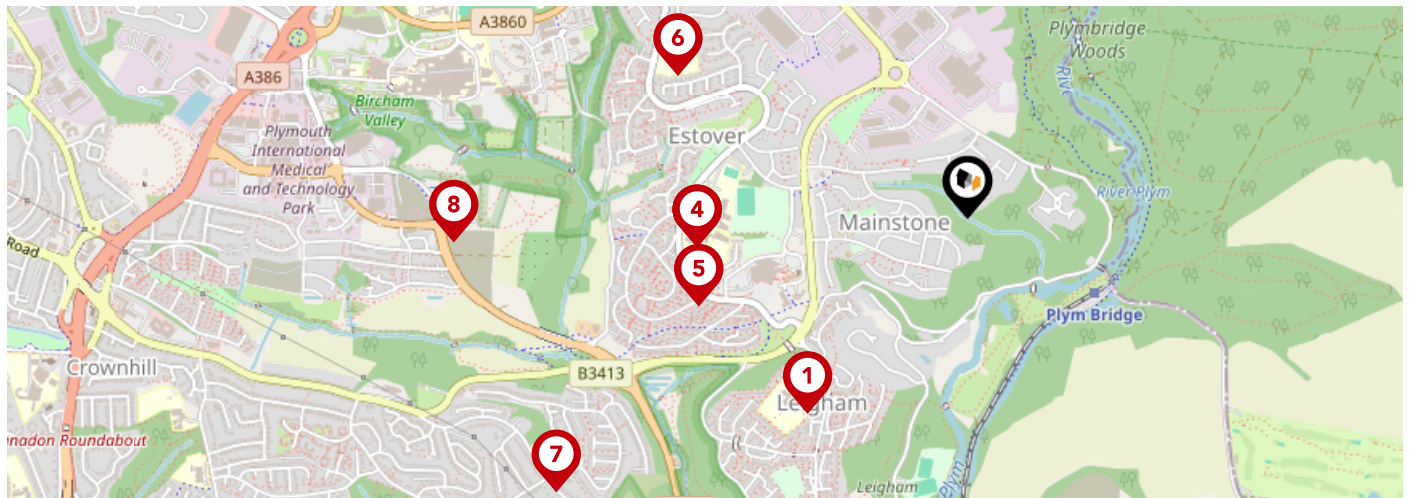
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



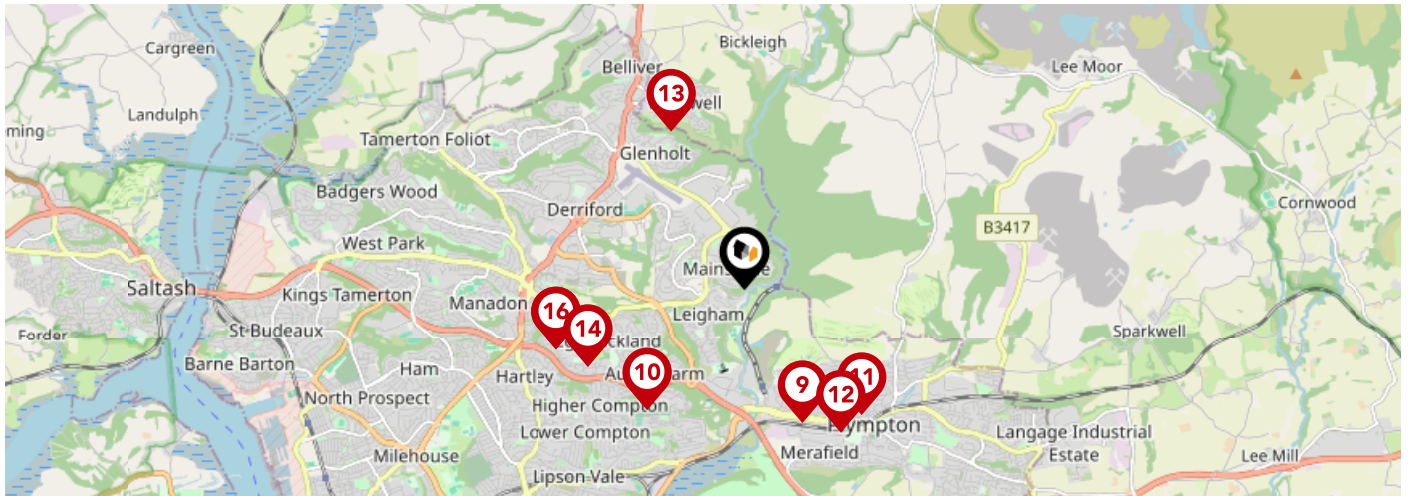
Listed Buildings in the local district		Grade	Distance
	1162902 - Plym Bridge	Grade II	0.4 miles
	1245698 - Gate Piers Approximately 1300 Metres North West Of Boringdon Hall	Grade II	0.7 miles
	1330572 - Fursdon Barn	Grade II	0.8 miles
	1330573 - Fursdon Farmhouse	Grade II	0.9 miles
	1390897 - Egguckland Keep	Grade II	1.3 miles
	1425964 - Western Morning News	Grade II	1.4 miles
	1386435 - Gate Piers And Flanking Walls At Former Entrance To Powisland House	Grade II	1.5 miles
	1386356 - 2 And 2a, Roborough Close	Grade II	1.5 miles
	1386434 - Powisland House	Grade II	1.5 miles
	1130024 - Bowden Farm	Grade II	1.5 miles









Area Schools



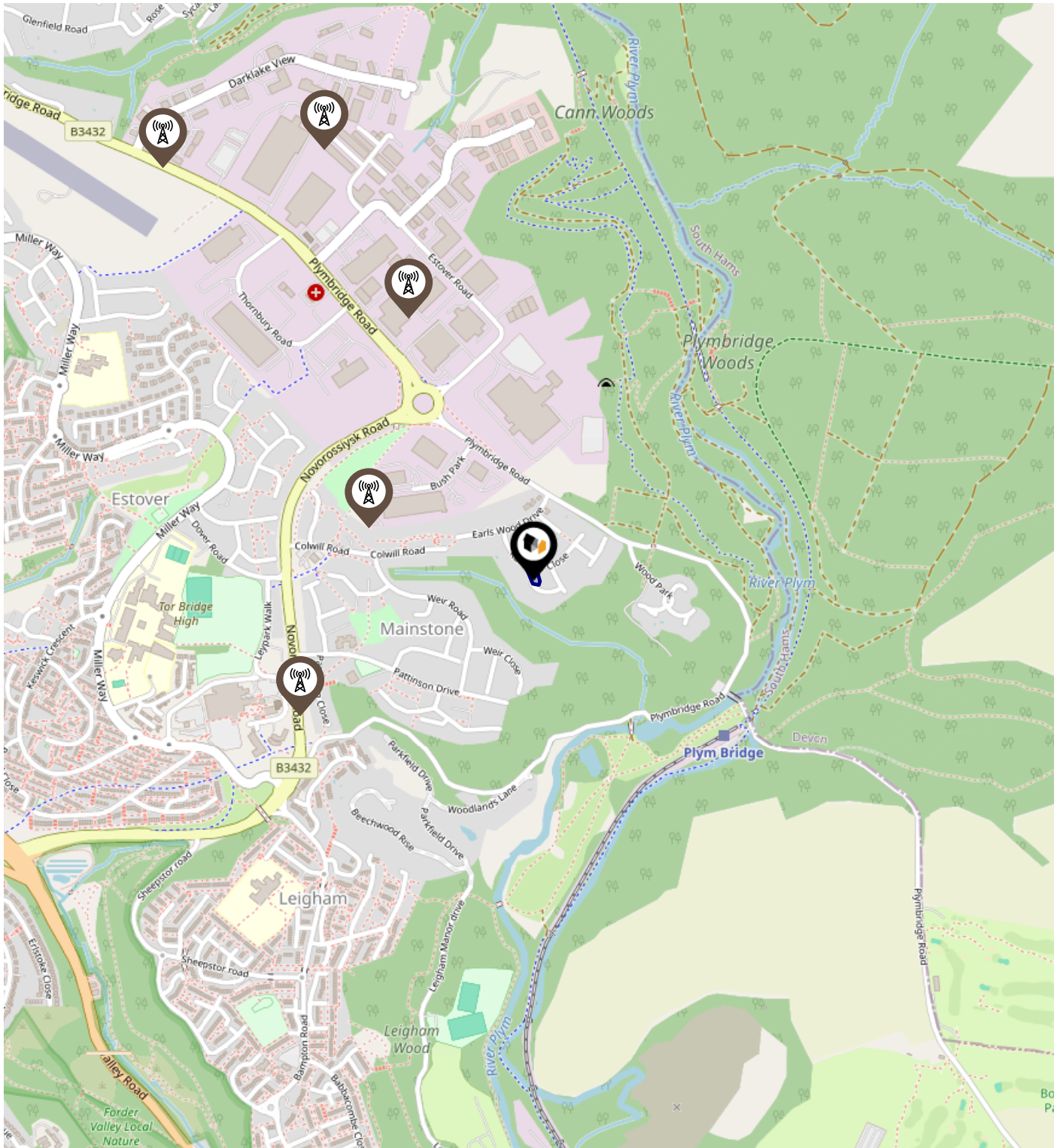
		Nursery	Primary	Secondary	College	Private
1	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Plym Bridge Nursery School and Day Care Ofsted Rating: Good Pupils: 54 Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tor Bridge High Ofsted Rating: Good Pupils: 1171 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cann Bridge School Ofsted Rating: Good Pupils: 95 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tor Bridge Primary School Ofsted Rating: Outstanding Pupils: 184 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Area Schools



		Nursery	Primary	Secondary	College	Private
	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



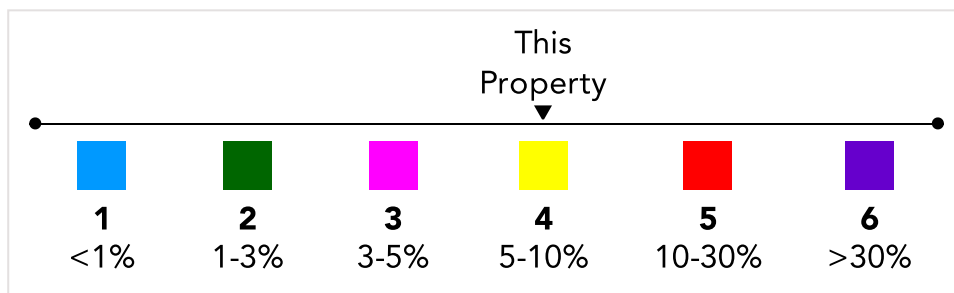
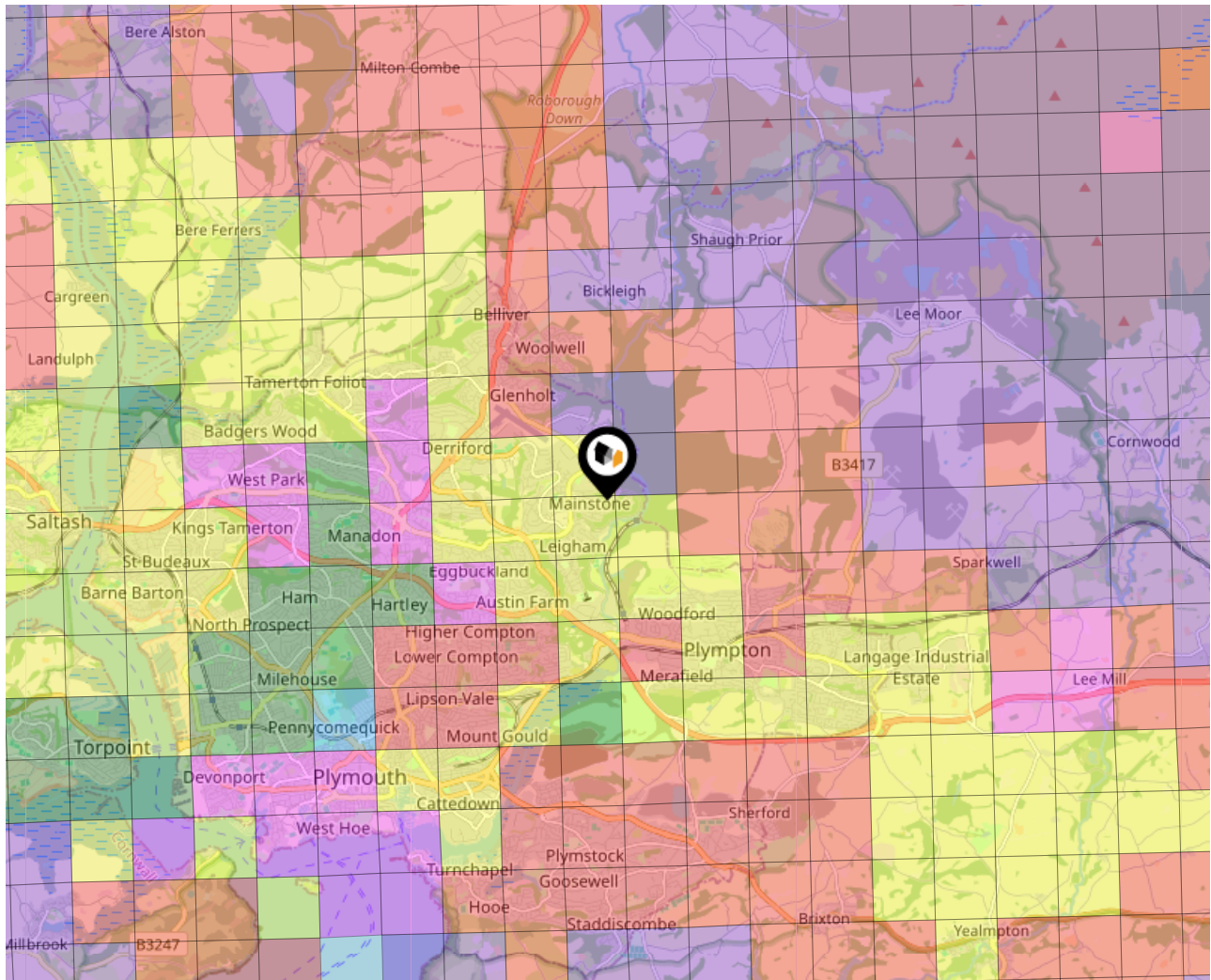
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

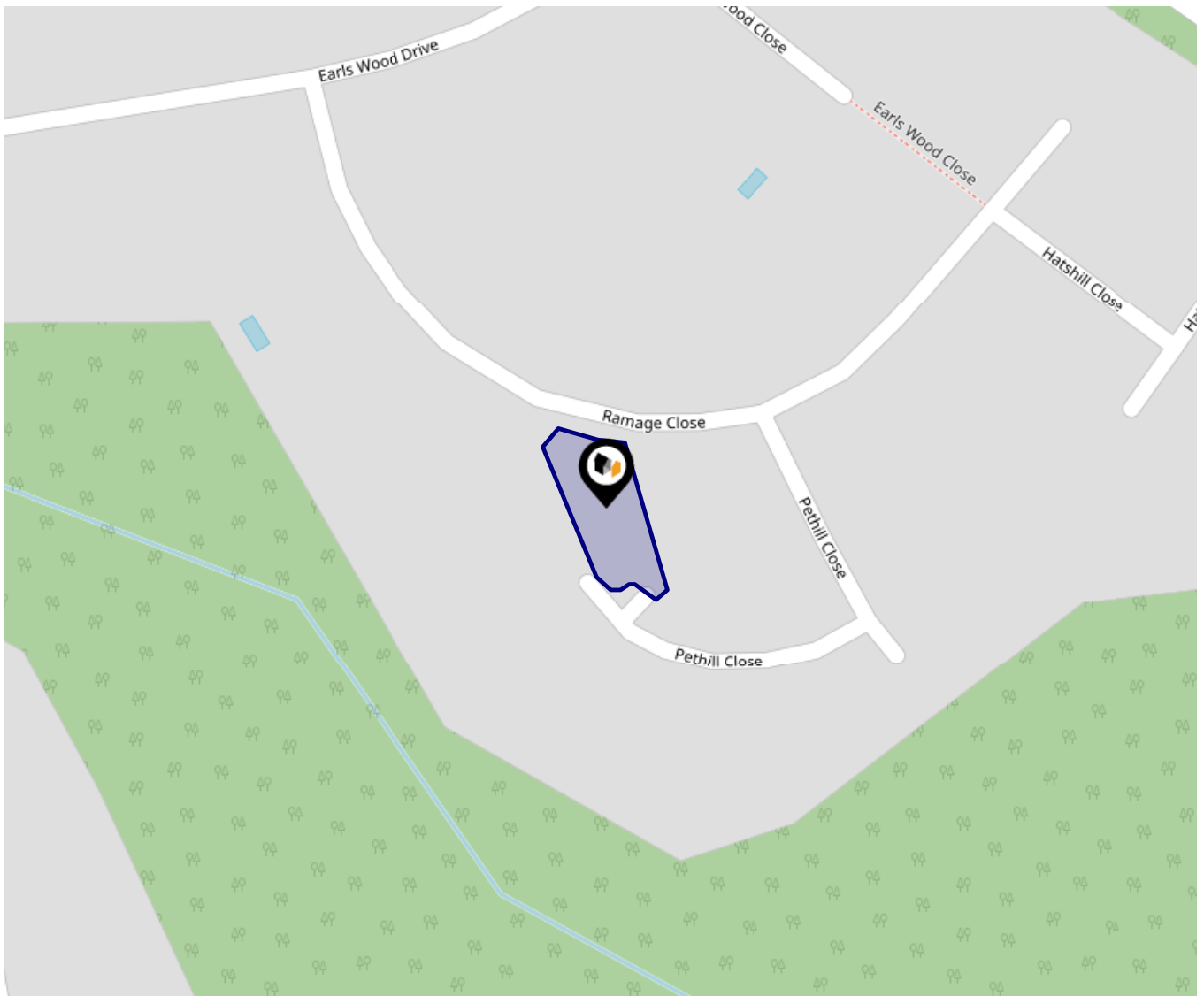
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

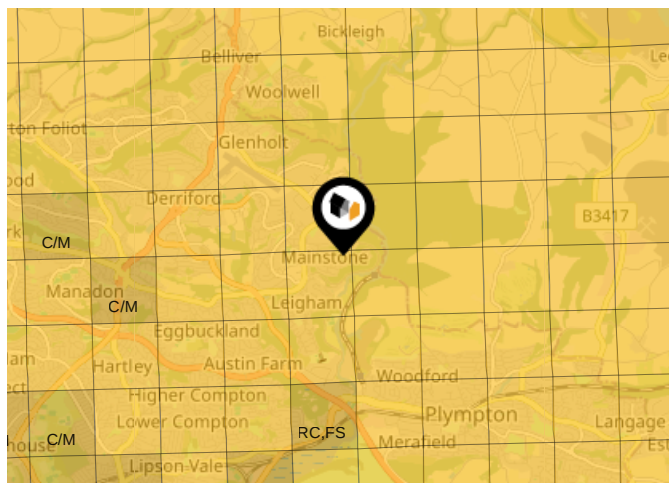
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

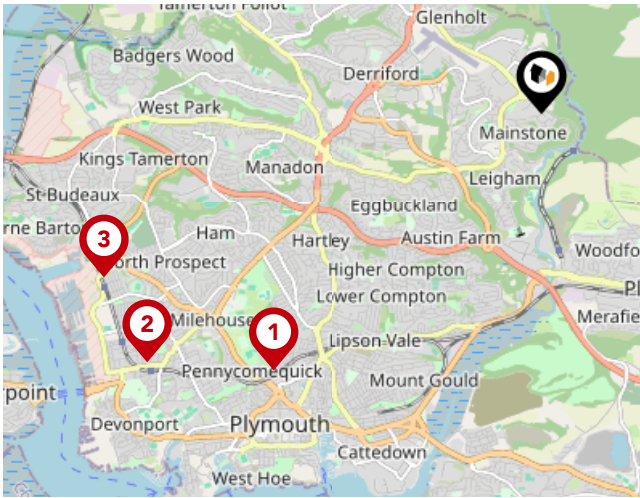


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

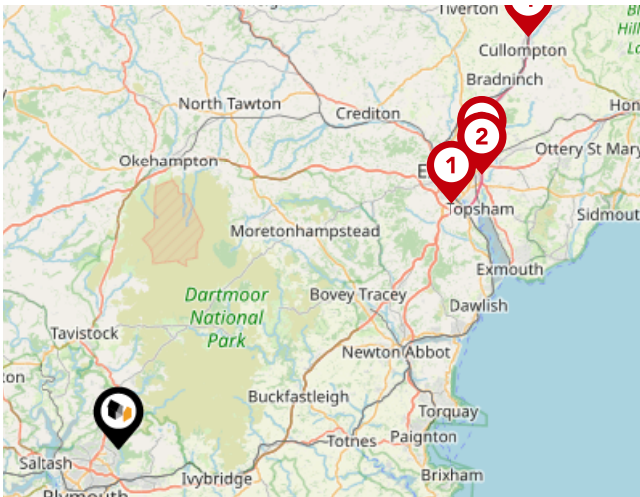
Area

Transport (National)



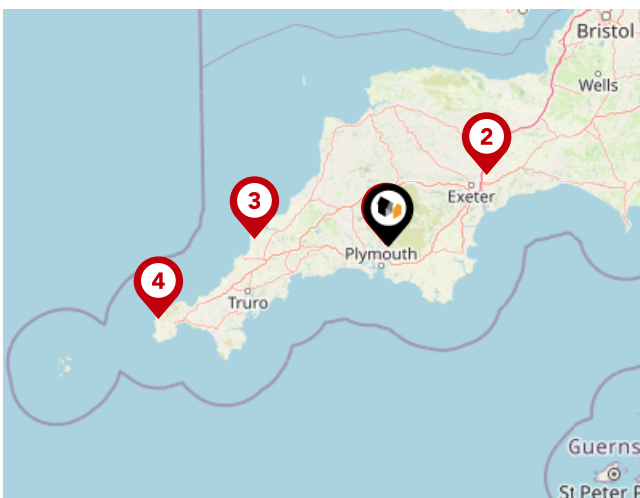
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.51 miles
2	Devonport Rail Station	4.41 miles
3	Keyham Rail Station	4.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.19 miles
2	M5 J30	34.32 miles
3	M5 J29	35.09 miles
4	M5 J28	43.72 miles

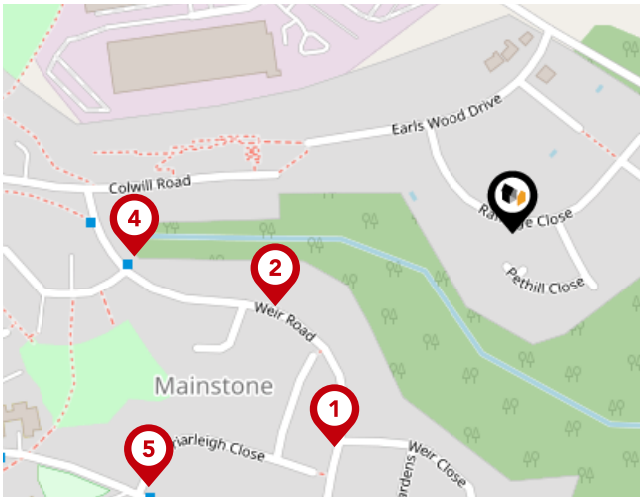


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.26 miles
2	Exeter Airport	36.75 miles
3	St Mawgan	40.57 miles
4	Joppa	73.15 miles

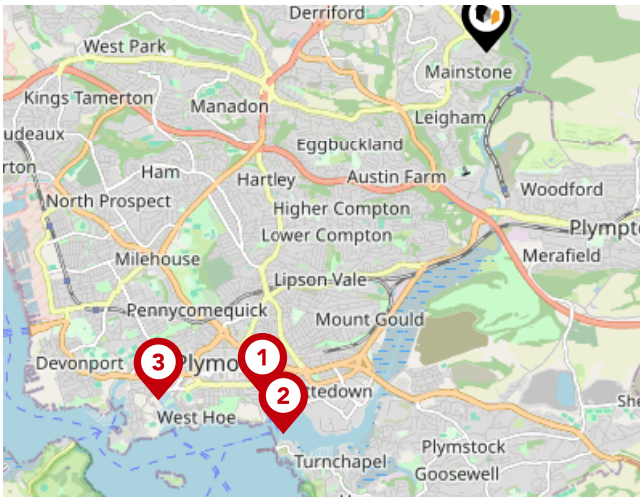
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Weir Close	0.16 miles
2	Towers Close	0.15 miles
3	Bush Park	0.22 miles
4	Chelson Gardens	0.22 miles
5	Briarleigh Close	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	3.86 miles
2	Plymouth Mount Batten Ferry Landing	4.09 miles
3	Plymouth Ferry Terminal	4.53 miles

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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