

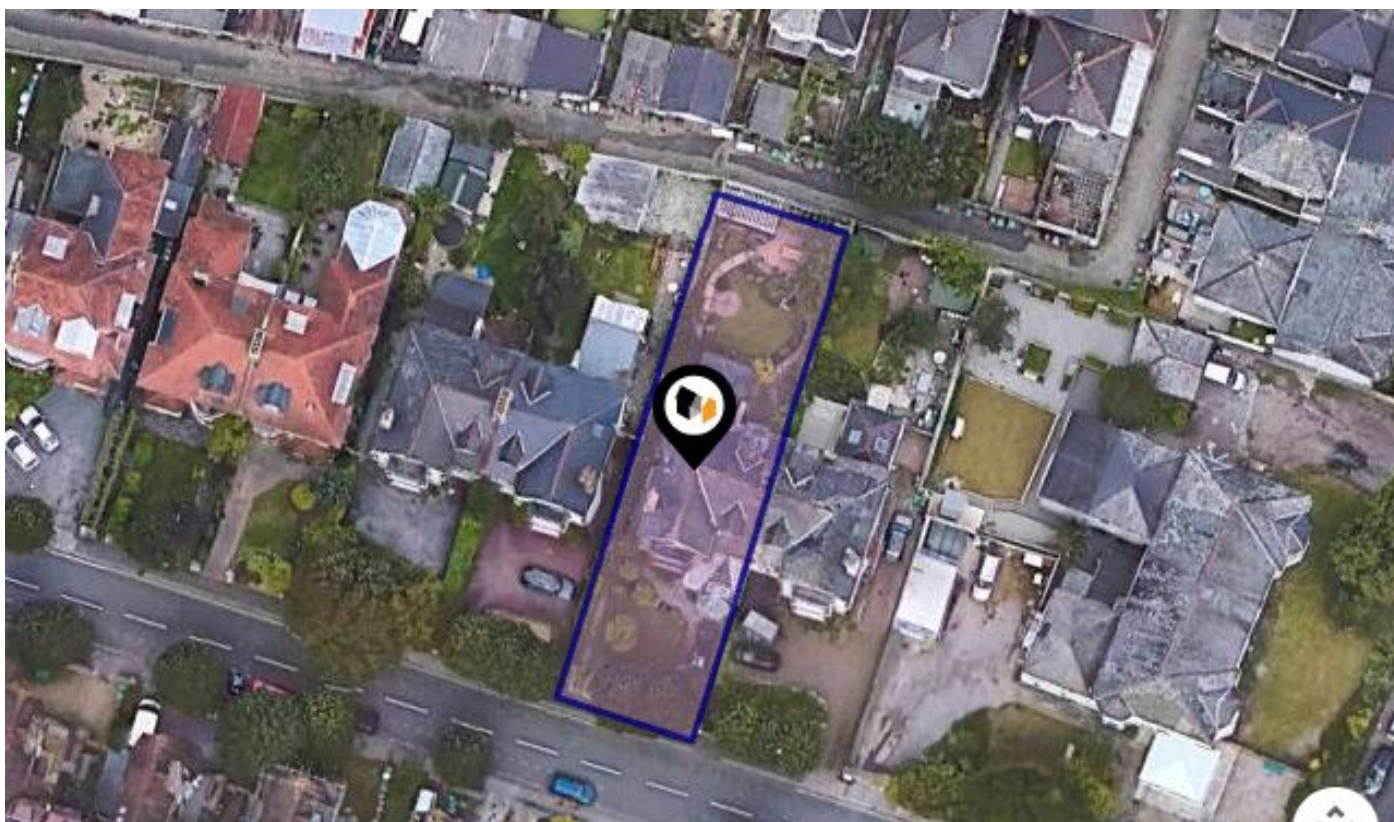


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25th April 2025



QUEENS ROAD, LIPSON, PLYMOUTH, PL4

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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www.langtownandcountry.com



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Property

Type:	Semi-Detached
Bedrooms:	6
Floor Area:	2,884 ft ² / 268 m ²
Plot Area:	0.14 acres
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£2,842
Title Number:	DN237183

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)

14
mb/s



80
mb/s

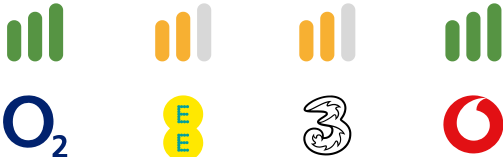


1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

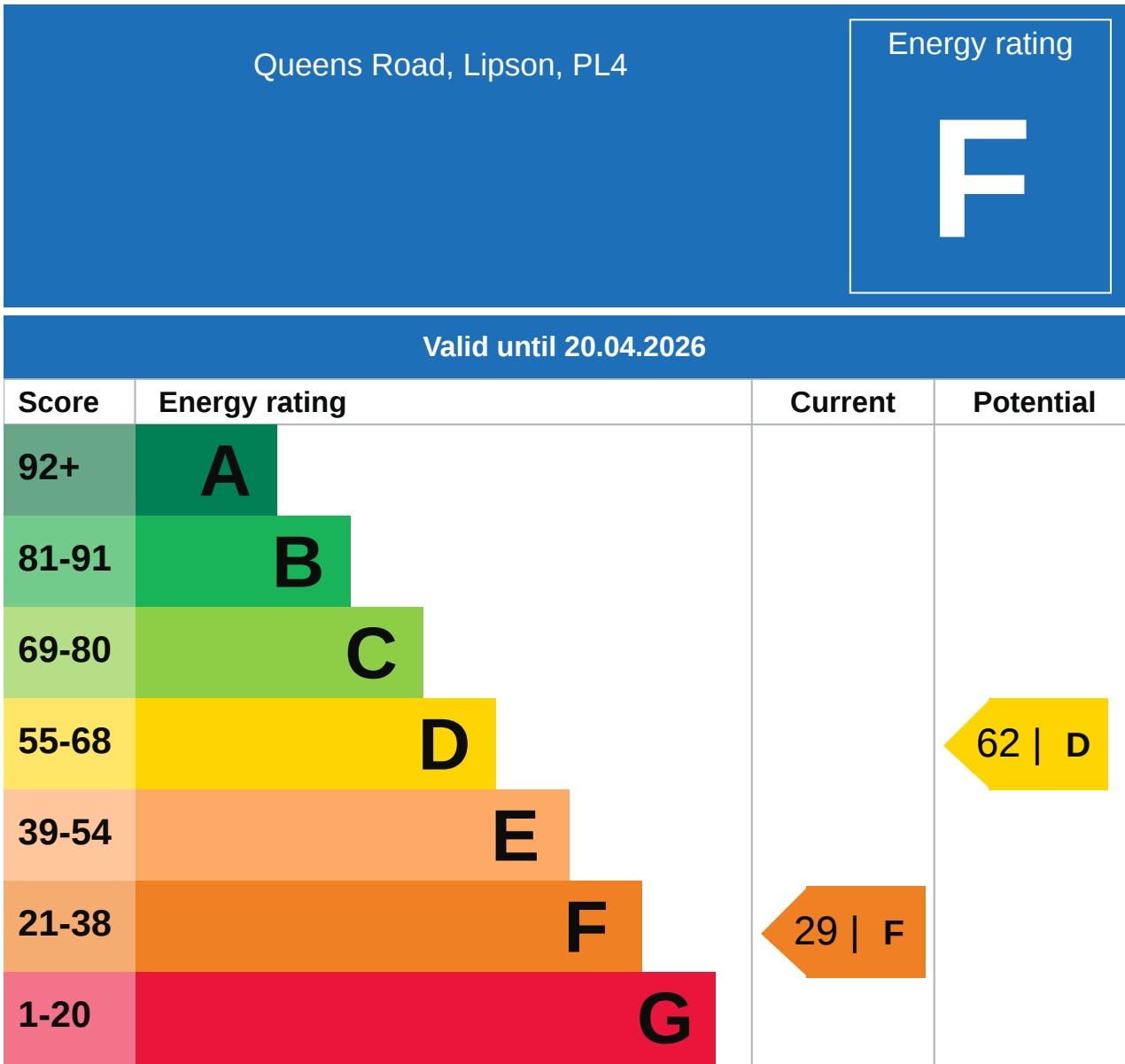


Planning History

This Address

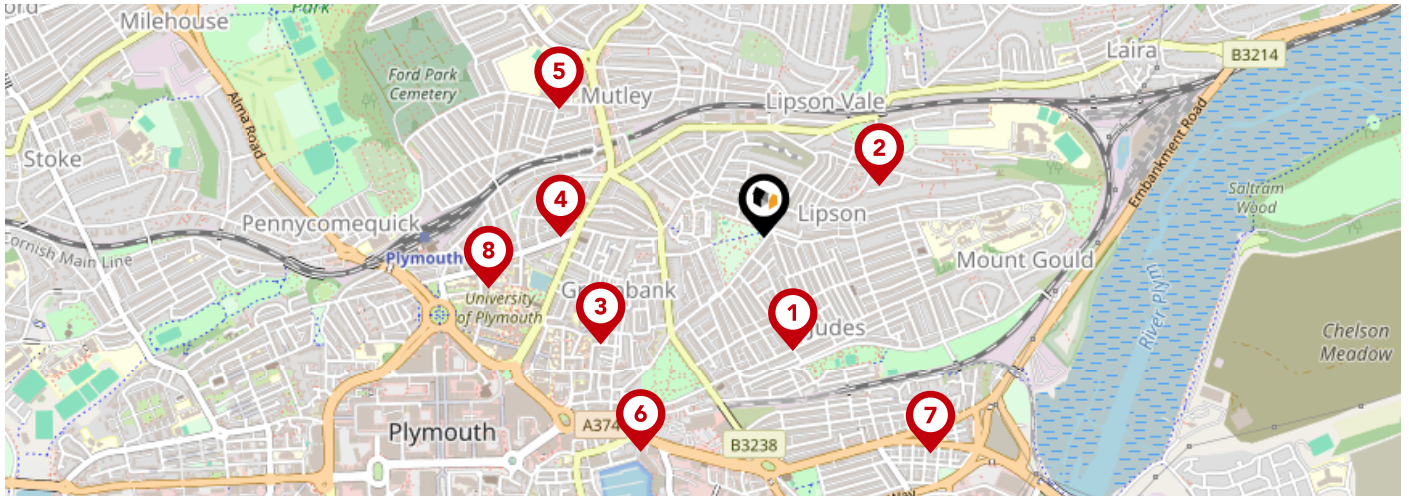
Planning records for: *Queens Road, Lipson, Plymouth, PL4*

Reference - 23/01102/TPO	
Decision:	Decided
Date:	27th July 2023
Description:	2x Lime - Pollard due to becoming too tall.

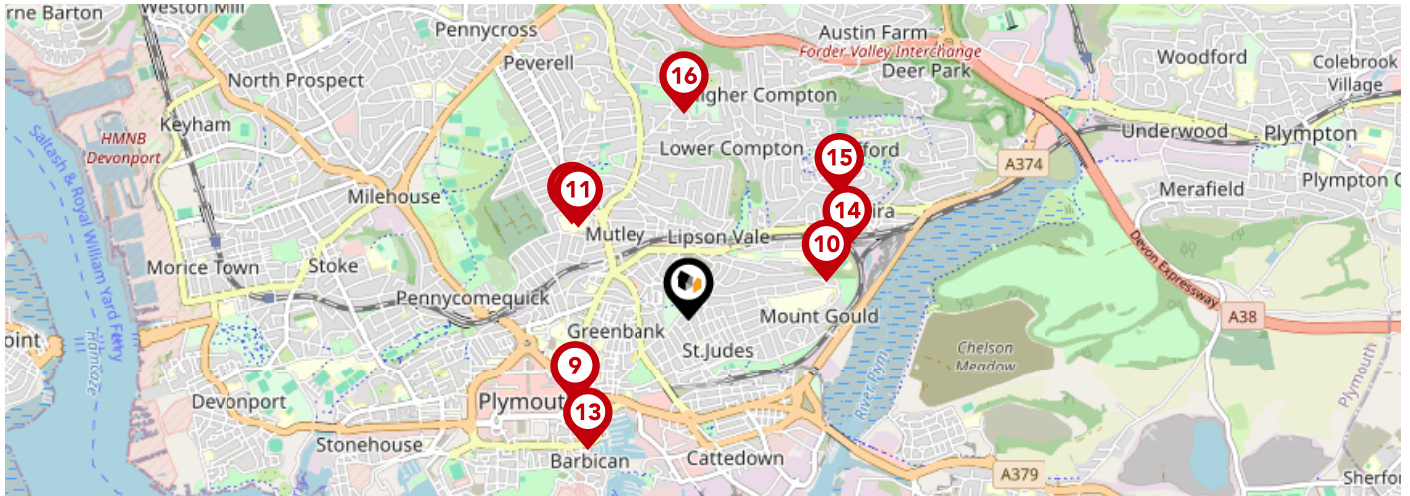


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	1
Open Fireplace:	3
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	268 m ²



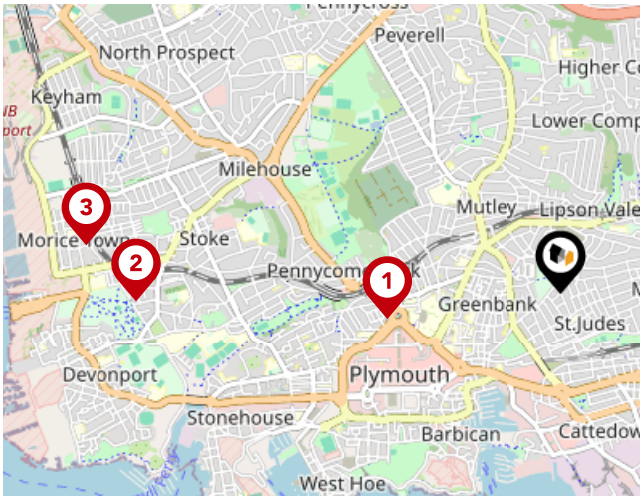
		Nursery	Primary	Secondary	College	Private
1	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

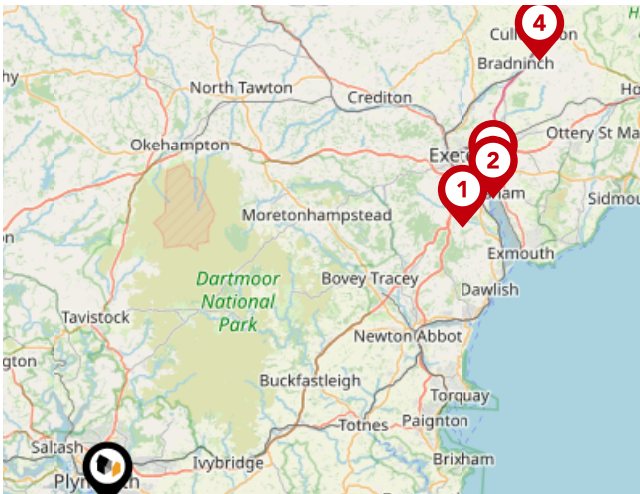
Area

Transport (National)



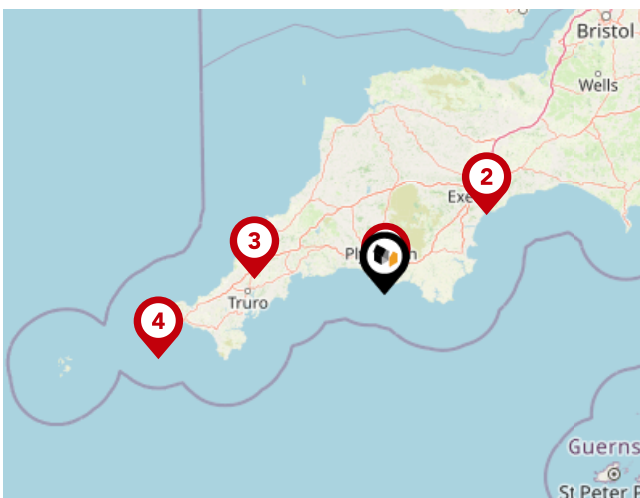
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.83 miles
2	Devonport Rail Station	2.01 miles
3	Dockyard (Plymouth) Rail Station	2.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.95 miles
2	M5 J30	37.1 miles
3	M5 J29	37.88 miles
4	M5 J28	46.58 miles

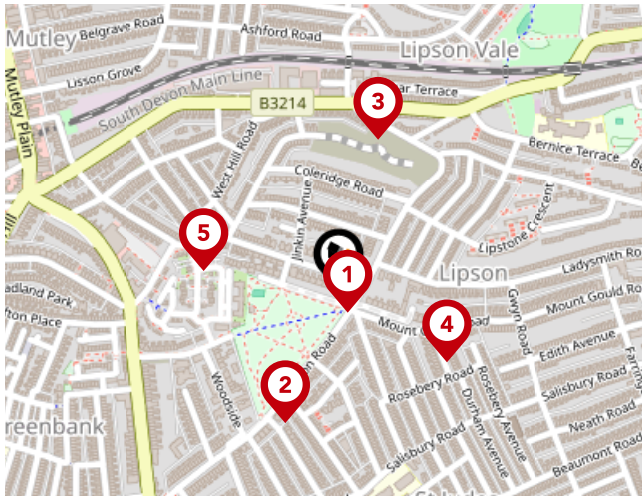


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.07 miles
2	Exeter Airport	39.53 miles
3	St Mawgan	39.08 miles
4	Joppa	70.87 miles

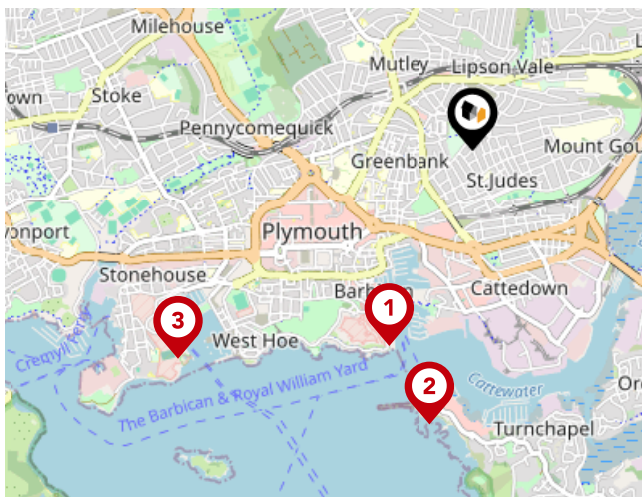
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Queens Road East	0.03 miles
2	Freedom Park	0.17 miles
3	Ashford Hill	0.19 miles
4	Channel View Terrace	0.15 miles
5	Queens Road Triangle	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.01 miles
2	Plymouth Mount Batten Ferry Landing	1.32 miles
3	Plymouth Ferry Terminal	1.71 miles

Important - Please Read

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Lang Town & Country

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