

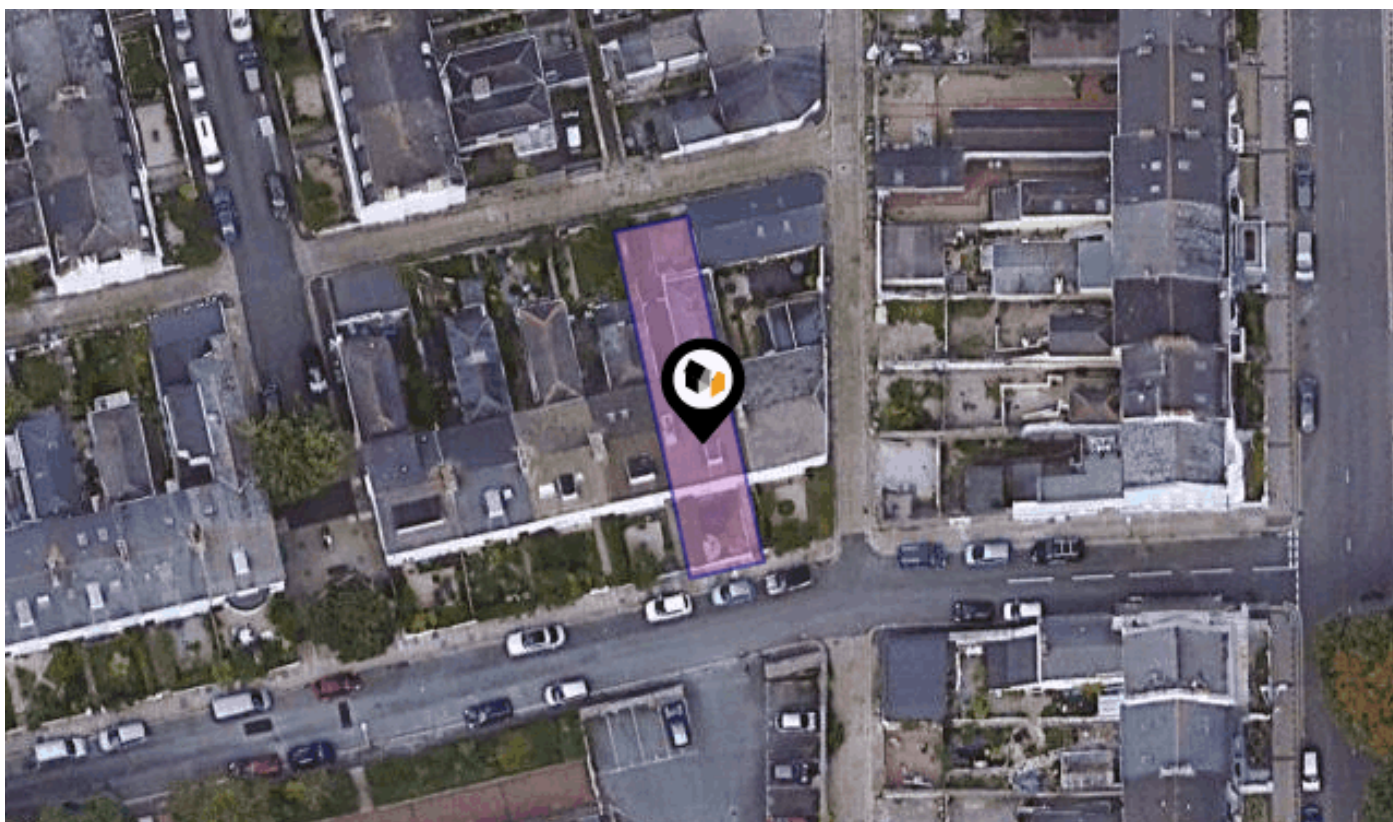


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 19<sup>th</sup> May 2025**



## STOPFORD PLACE, PLYMOUTH, PL1

### Lang Town & Country

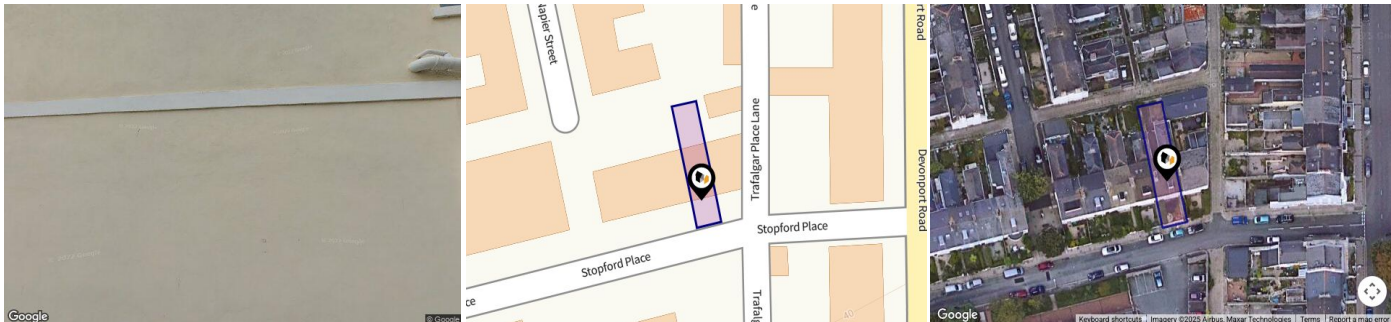
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,034 ft <sup>2</sup> / 189 m <sup>2</sup>		
Plot Area:	0.05 acres		
Council Tax :	Band D		
Annual Estimate:	£2,325		
Title Number:	DN67259		

## Local Area

Local Authority:	City of plymouth
Conservation Area:	STOKE
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

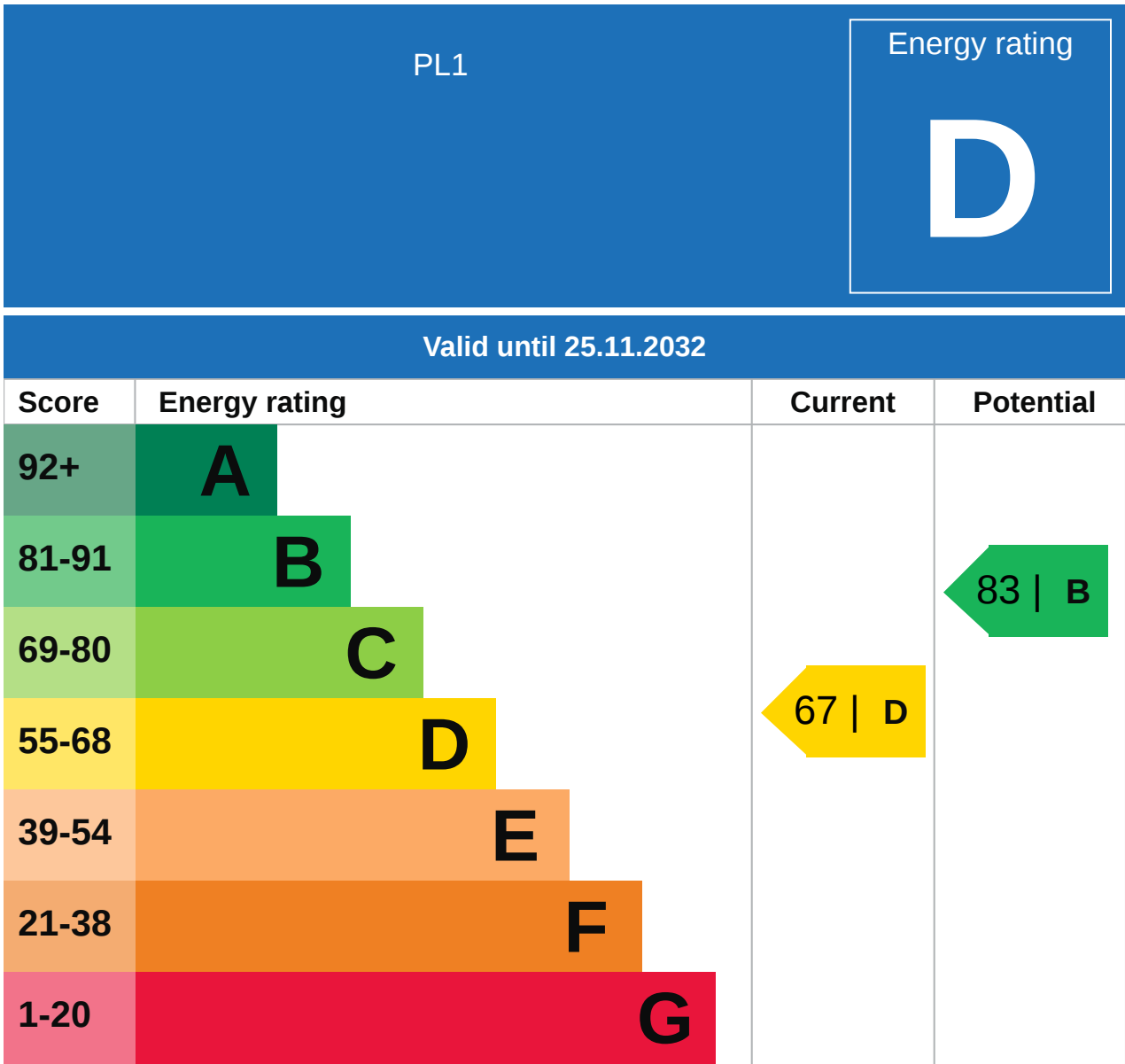
16 mb/s	80 mb/s	1800 mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





## Additional EPC Data

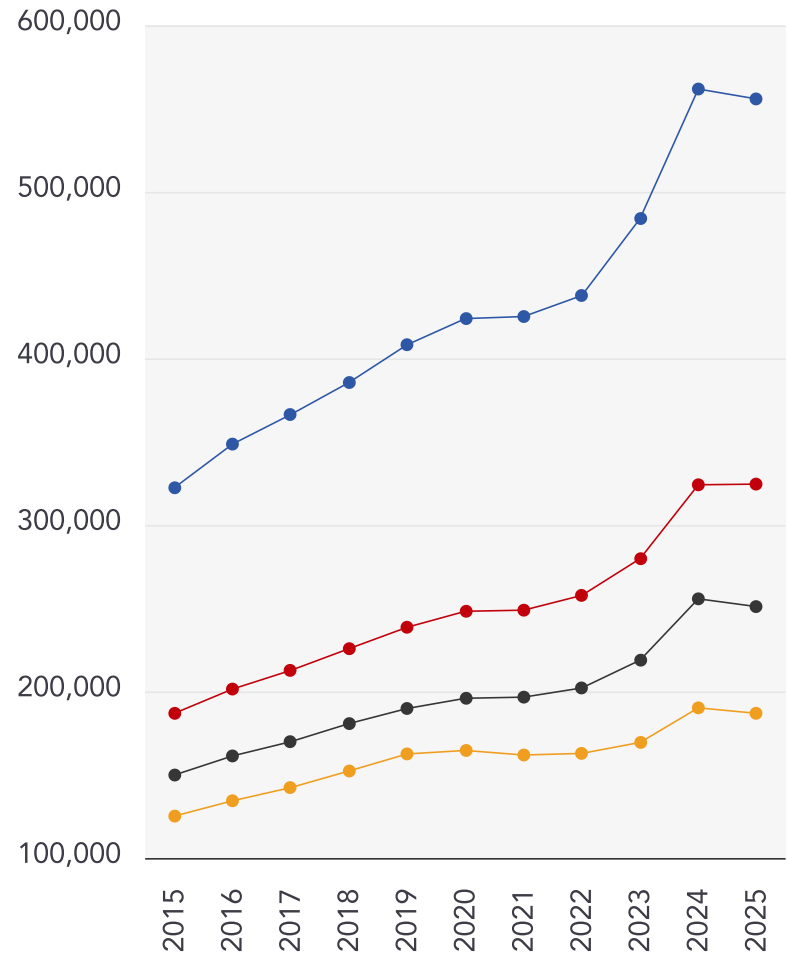
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	189 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in PL1



Detached

**+72.44%**

Semi-Detached

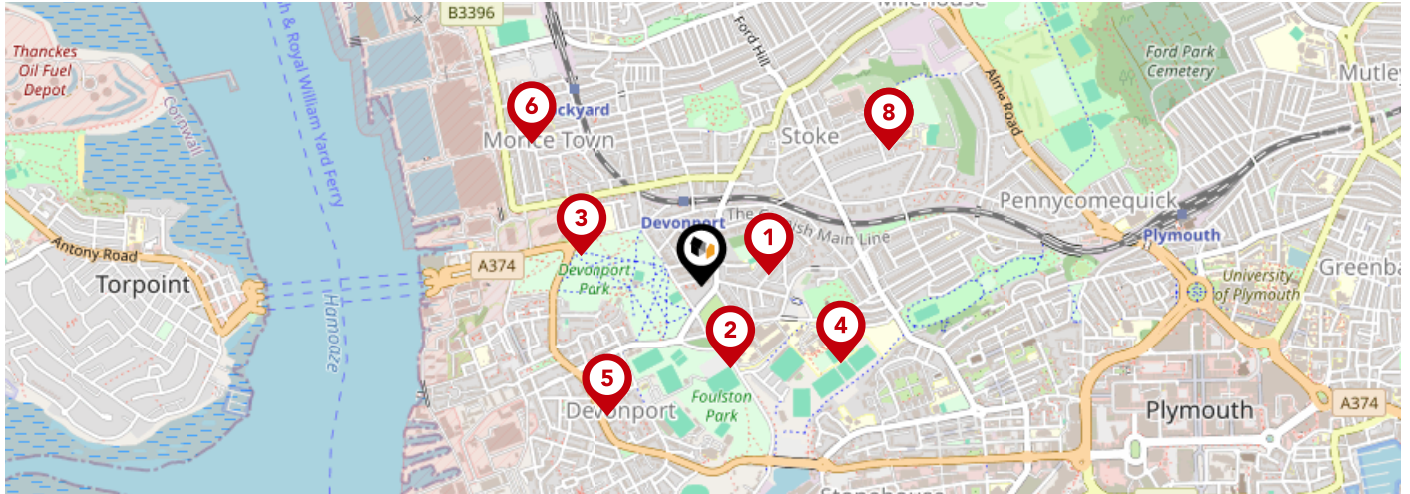
**+73.65%**

Terraced

**+67.5%**

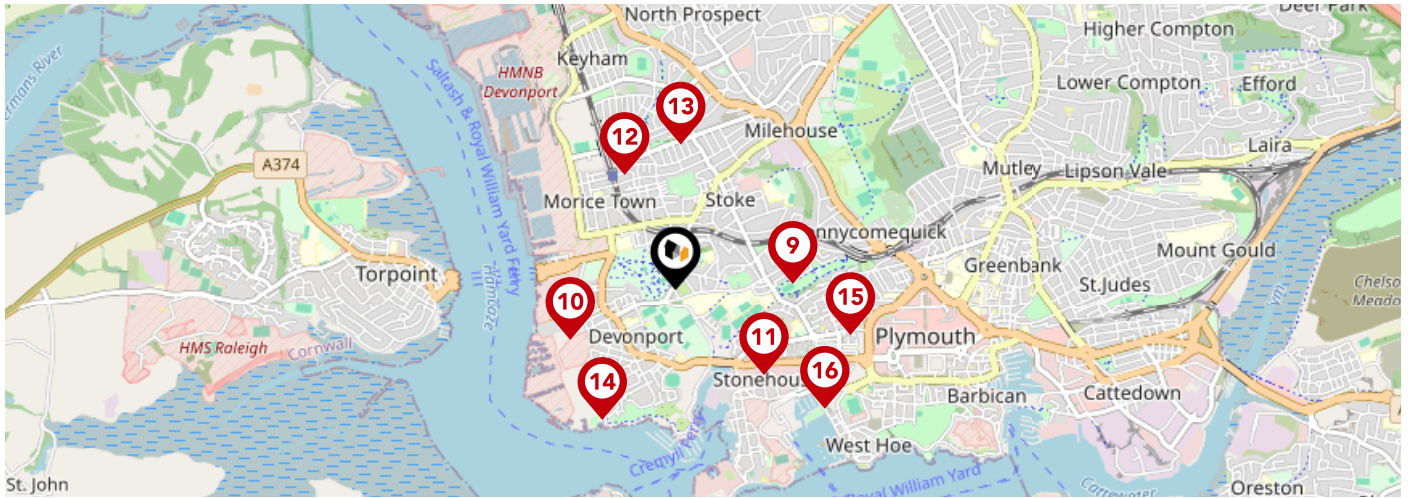
Flat

**+49.31%**



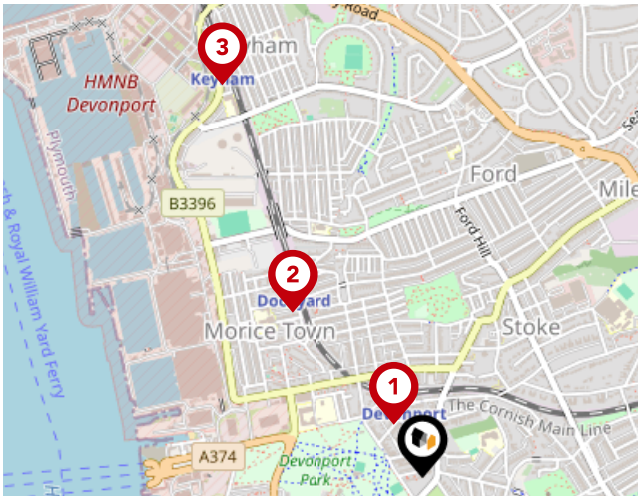
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>UTC Plymouth</b> Ofsted Rating: Good   Pupils: 551   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Morice Town Primary Academy</b> Ofsted Rating: Good   Pupils: 185   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stoke Damerel Community College</b> Ofsted Rating: Good   Pupils: 1301   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





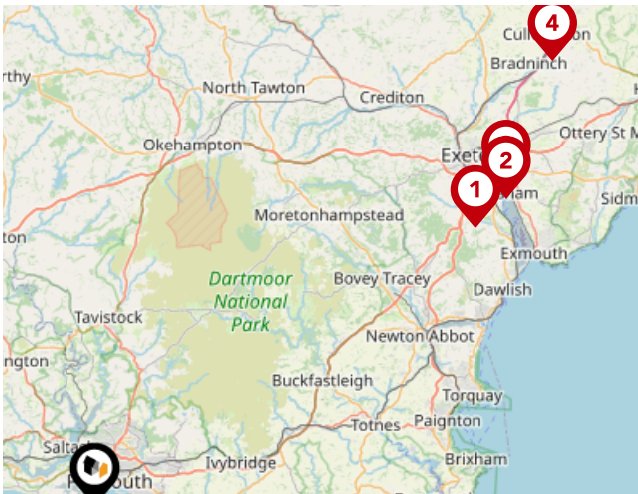
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Marlborough Primary Academy</b> Ofsted Rating: Good   Pupils: 111   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>College Road Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Ford Primary School</b> Ofsted Rating: Requires improvement   Pupils: 214   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Mount Wise Community Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



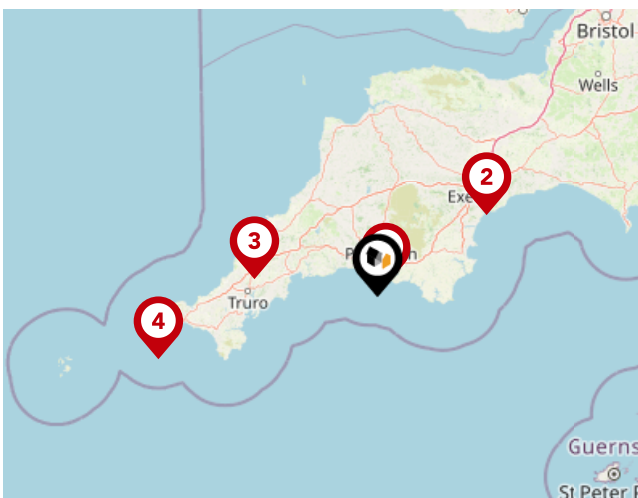
## National Rail Stations

Pin	Name	Distance
<b>1</b>	Devonport Rail Station	0.14 miles
<b>2</b>	Dockyard (Plymouth) Rail Station	0.5 miles
<b>3</b>	Keyham Rail Station	1.04 miles



## Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M5 J31	35.6 miles
<b>2</b>	M5 J30	38.74 miles
<b>3</b>	M5 J29	39.49 miles
<b>4</b>	M5 J28	48.06 miles

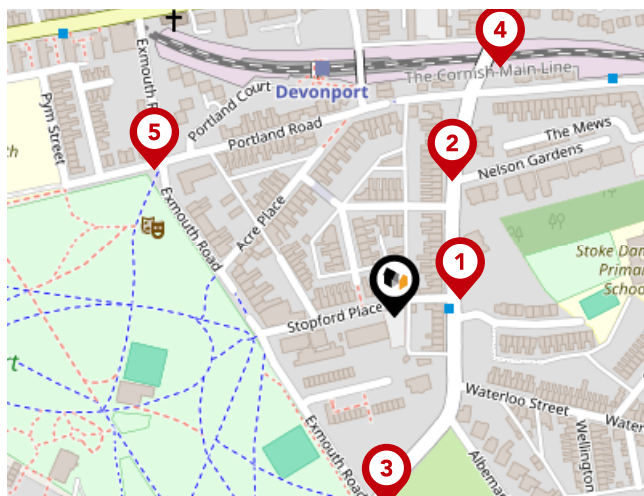


## Airports/Helipads

Pin	Name	Distance
<b>1</b>	Glenholt	4.1 miles
<b>2</b>	Exeter Airport	41.17 miles
<b>3</b>	St Mawgan	37.18 miles
<b>4</b>	Joppa	68.95 miles

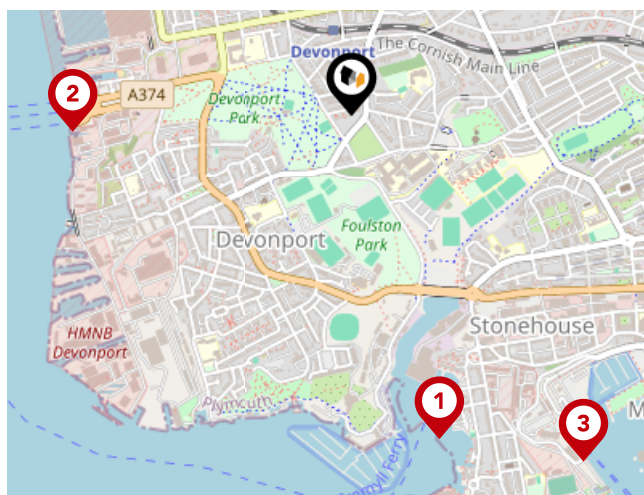


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Astor Hall	0.04 miles
2	Nelson Gardens	0.09 miles
3	Exmouth Road	0.11 miles
4	Devonport Road Railway Bridge	0.16 miles
5	Victoria Place	0.17 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.79 miles
2	Devonport Ferry Terminal	0.66 miles
3	Plymouth Ferry Terminal	0.98 miles



## Lang Town & Country

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The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

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# Lang Town & Country

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