

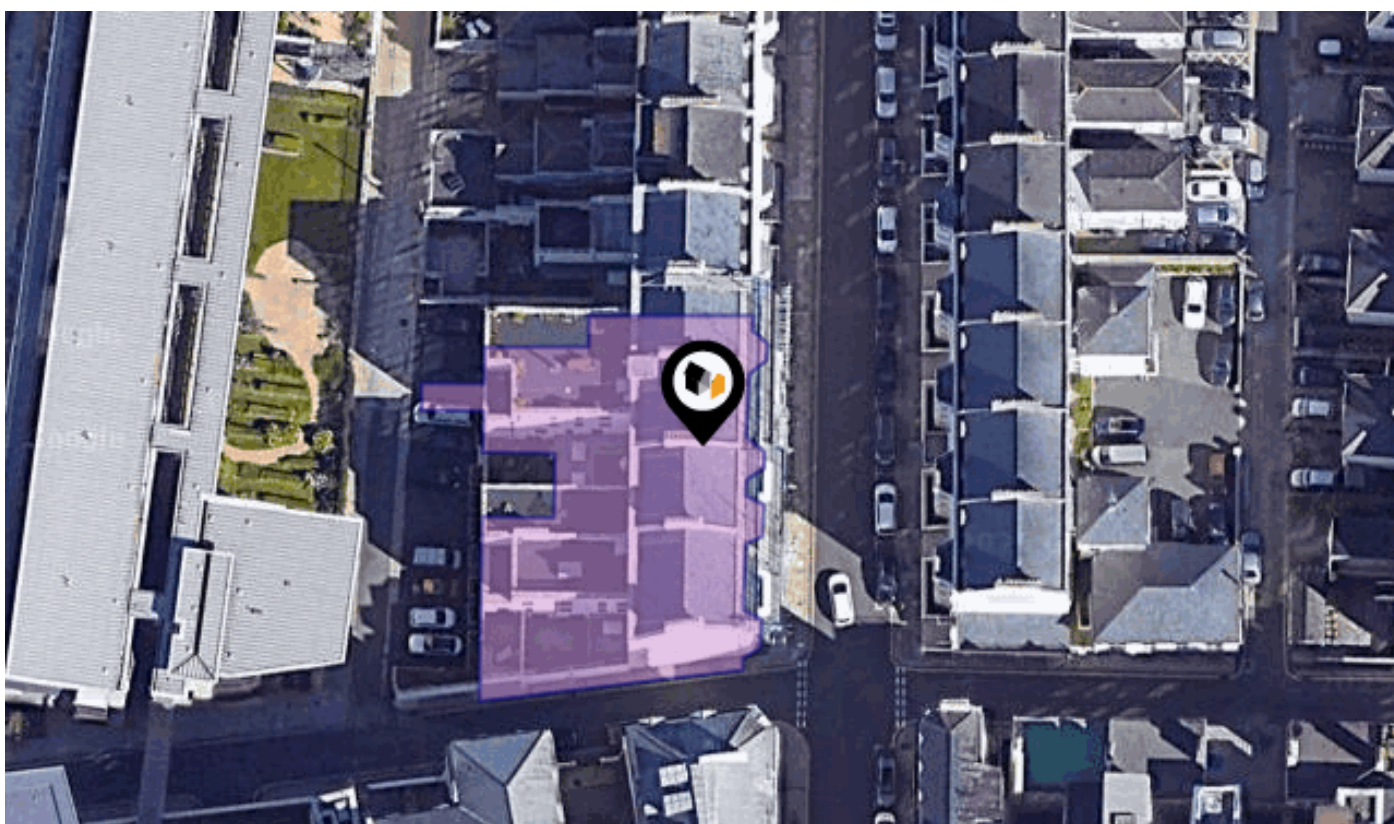


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th May 2025



18, ELLIOT STREET, PLYMOUTH, PL1

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

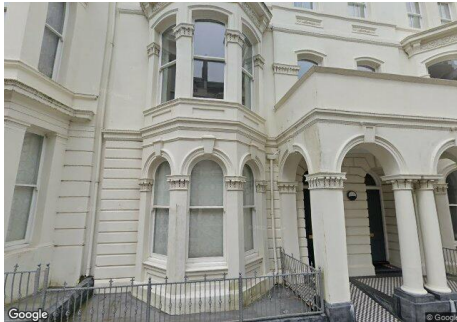
01752 456000

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Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 1,162 ft² / 108 m²
Plot Area: 0.18 acres
Council Tax : Band C
Annual Estimate: £2,067
Title Number: DN693218

Tenure: Leasehold
Start Date: 07/12/2017
End Date: 24/06/2266
Lease Term: 250 years from 24 June 2016
Term Remaining: 241 years

Local Area

Local Authority: Plymouth
Conservation Area: The Hoe
Flood Risk:
 • Rivers & Seas Very low
 • Surface Water Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

10 **279** **-**
 mb/s mb/s mb/s



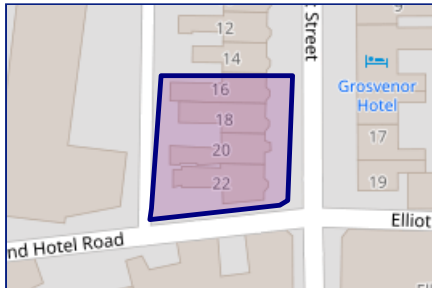
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

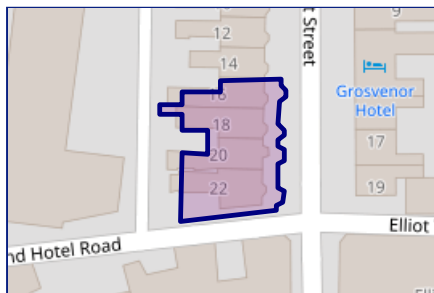


Freehold Title Plan



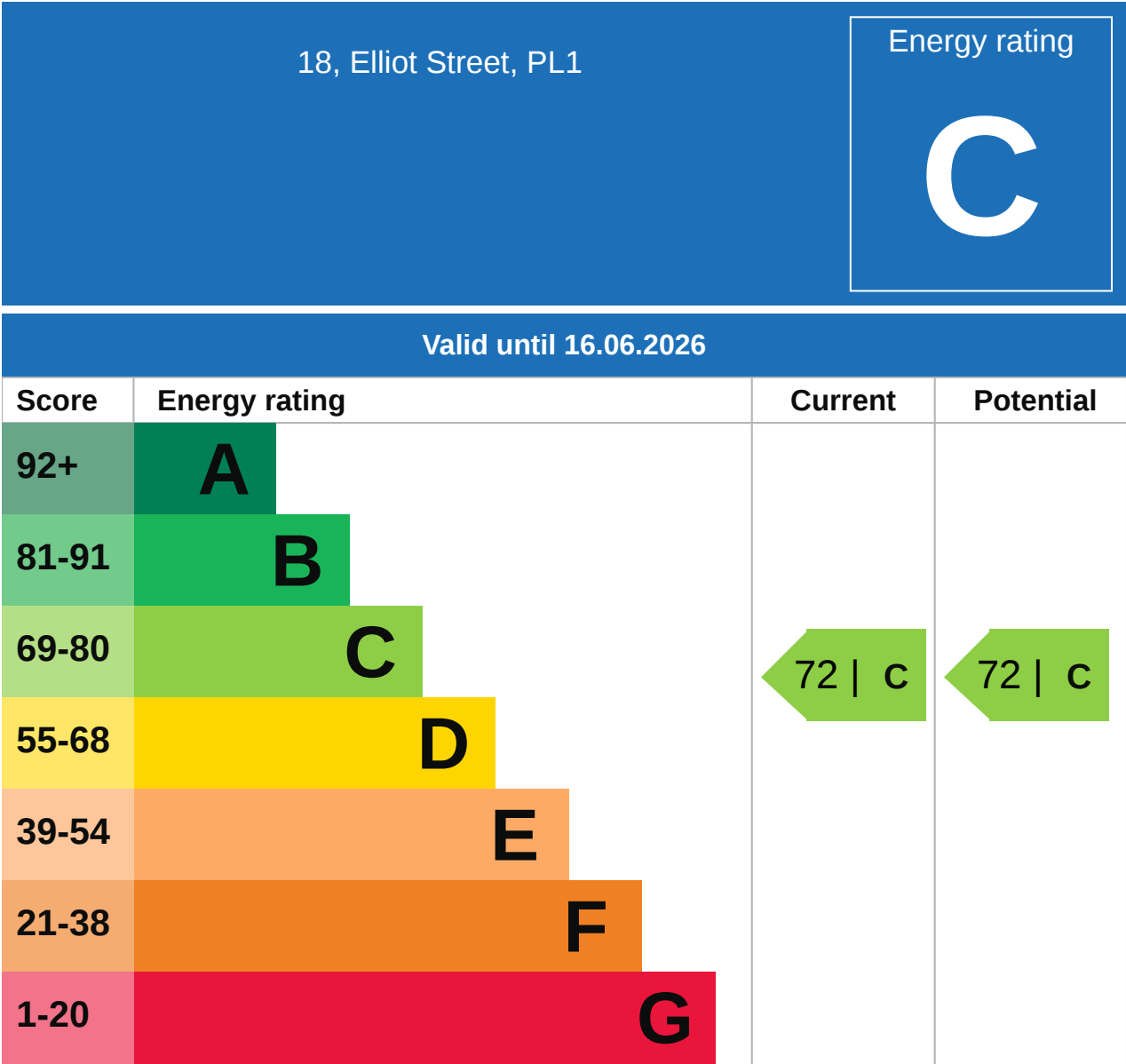
DN64703

Leasehold Title Plan



DN693218

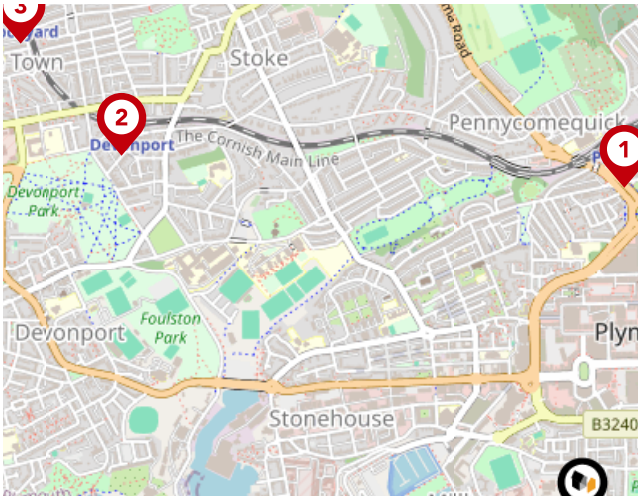
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Additional EPC Data

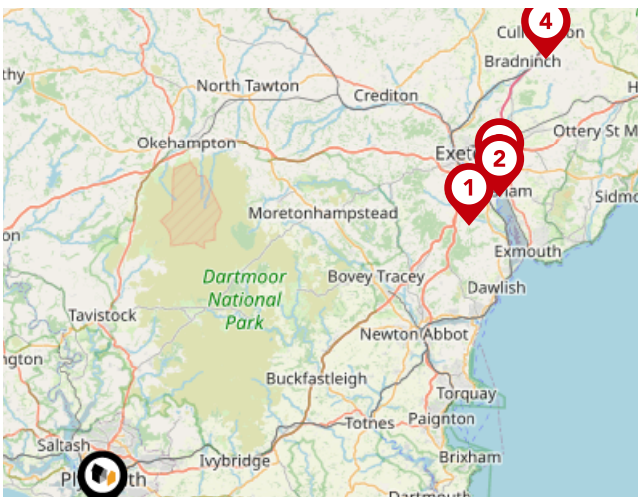
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.96 W/m ² K
Walls Energy:	Average
Roof:	(other premises above)
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	108 m ²

Area Transport (National)



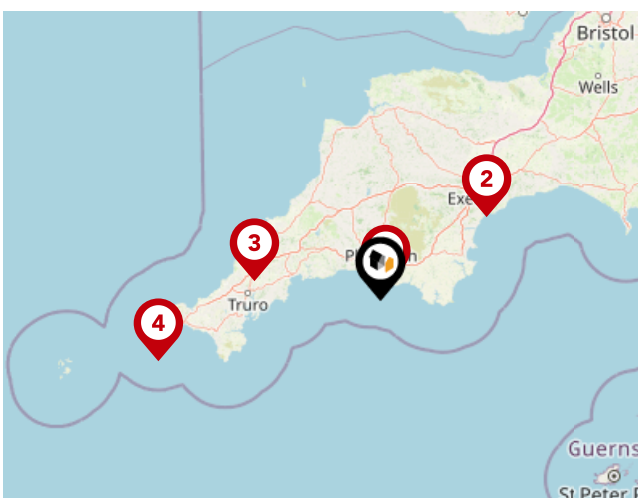
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.79 miles
2	Devonport Rail Station	1.39 miles
3	Dockyard (Plymouth) Rail Station	1.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.23 miles
2	M5 J30	38.38 miles
3	M5 J29	39.17 miles
4	M5 J28	47.87 miles

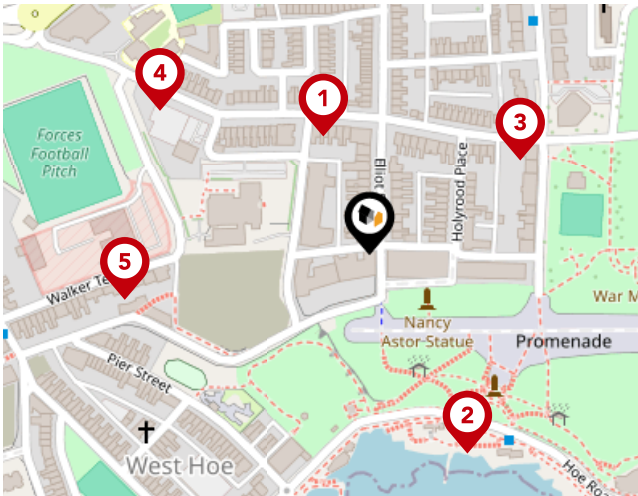


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.21 miles
2	Exeter Airport	40.81 miles
3	St Mawgan	38.3 miles
4	Joppa	69.75 miles

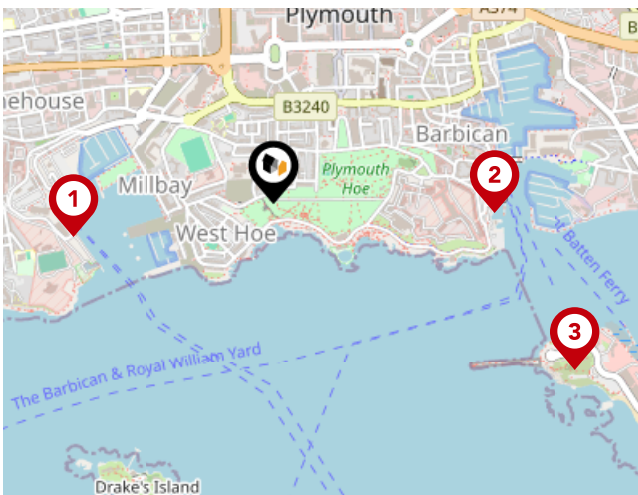
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Leigham Street	0.07 miles
2	The Belvedere	0.13 miles
3	Hoe Court	0.11 miles
4	St Andrews School	0.15 miles
5	Walker Terrace	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.48 miles
2	Plymouth (Barbican) Landing Stage	0.52 miles
3	Plymouth Mount Batten Ferry Landing	0.81 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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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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