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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 27<sup>th</sup> May 2025



**VINCENT WAY, SALTASH, PL12**

## Lang Town & Country

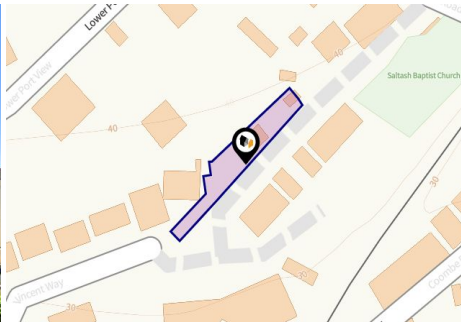
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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## Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.15 acres
Council Tax :	Band D
Annual Estimate:	£2,460
Title Number:	CL184602

Tenure: Freehold

## 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



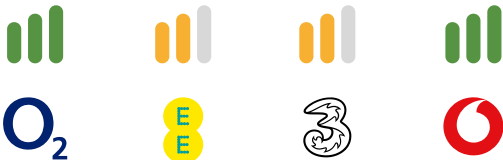
80  
mb/s



1000  
mb/s

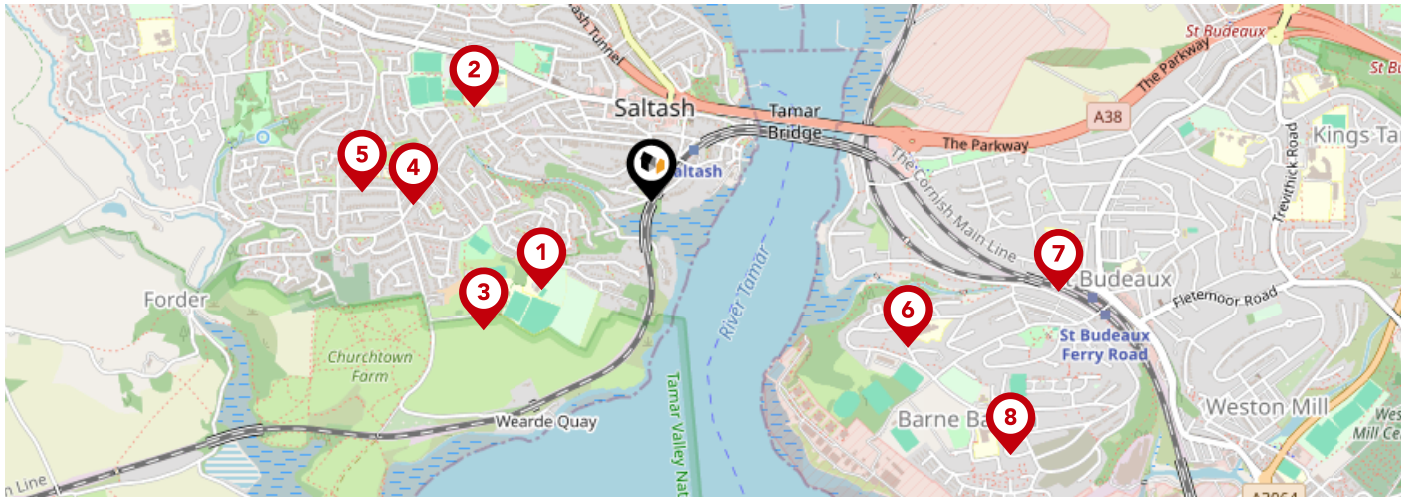


Mobile Coverage:  
(based on calls indoors)



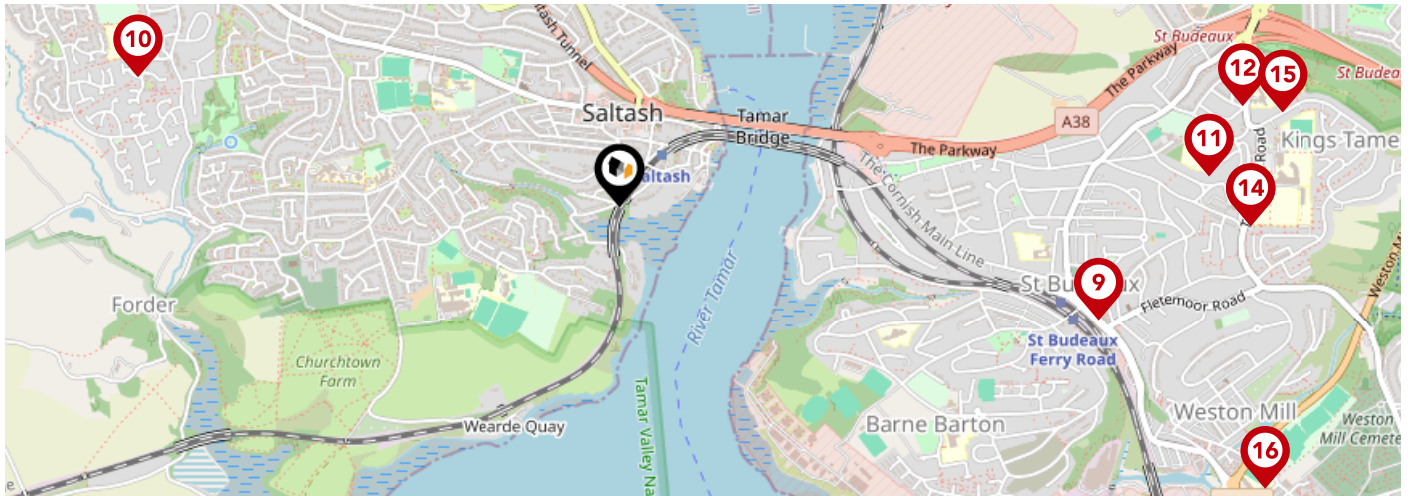
Satellite/Fibre TV Availability:





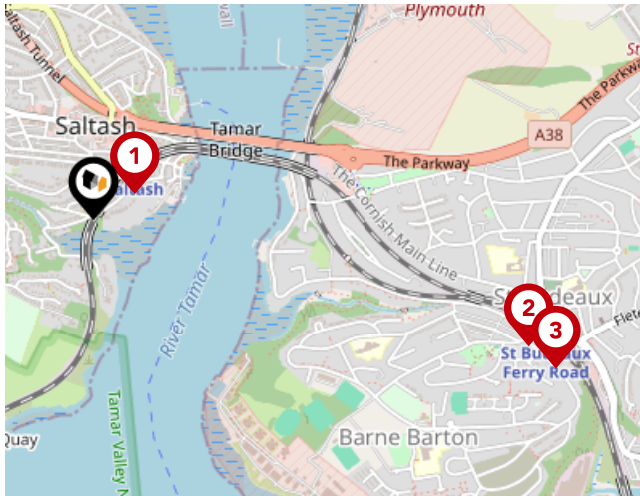
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bishop Cornish CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Brunel Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Saltash Community School</b> Ofsted Rating: Requires improvement   Pupils: 1202   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Stephens (Saltash) Community Primary School</b> Ofsted Rating: Good   Pupils: 380   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fountain Head House School</b> Ofsted Rating: Not Rated   Pupils: 48   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oneschool Global Uk Plymouth Campus</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Paul's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 158   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Riverside Community Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








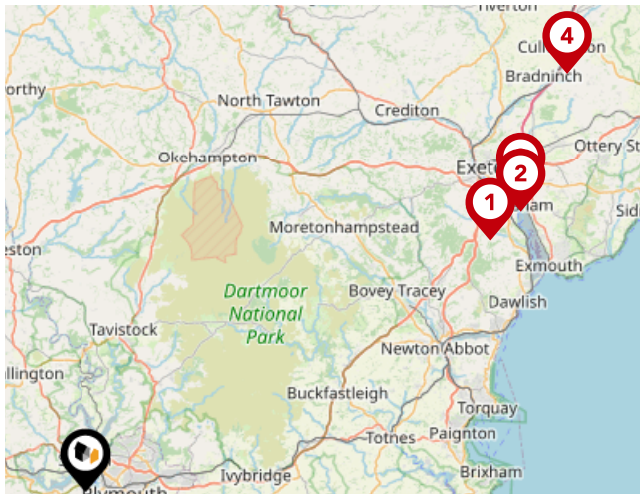
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Victoria Road Primary</b> Ofsted Rating: Good   Pupils: 212   Distance: 1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Burraton Community Primary School</b> Ofsted Rating: Good   Pupils: 376   Distance: 1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Mount Tamar School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance: 1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Plaistow Hill Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 130   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Marine Academy Primary</b> Ofsted Rating: Outstanding   Pupils: 507   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Marine Academy Plymouth</b> Ofsted Rating: Good   Pupils: 973   Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Budeaux CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 106   Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Weston Mill Community Primary Academy</b> Ofsted Rating: Good   Pupils: 211   Distance: 1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)







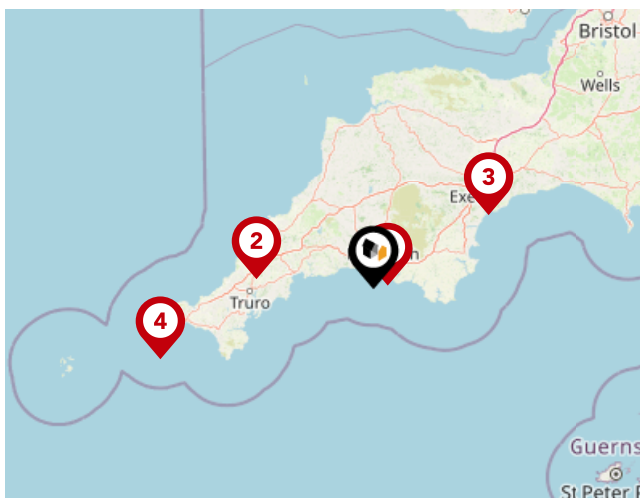
## National Rail Stations

Pin	Name	Distance
	Saltash Rail Station	0.11 miles
	St Budeaux Victoria Road Rail Station	1.07 miles
	St Budeaux Ferry Road Rail Station	1.15 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	35.98 miles
	M5 J30	39.07 miles
	M5 J29	39.76 miles
	M5 J28	48.03 miles

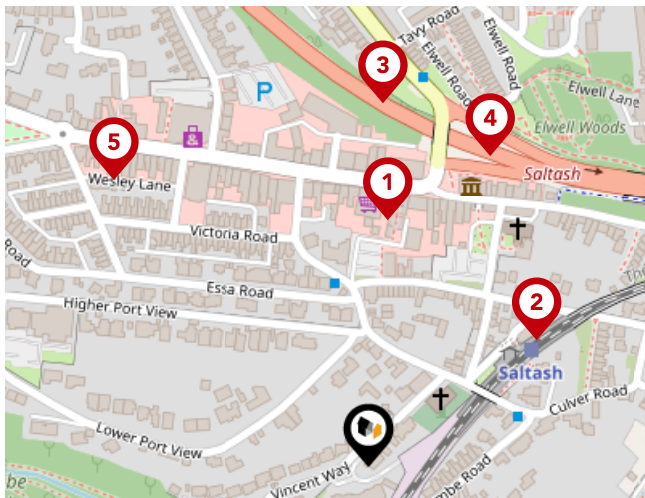


## Airports/Helipads

Pin	Name	Distance
	Glenholt	4.6 miles
	St Mawgan	35.1 miles
	Exeter Airport	41.51 miles
	Joppa	67.75 miles

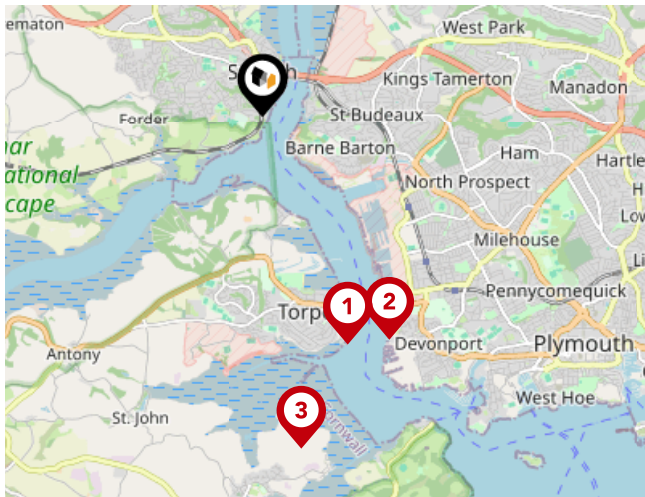
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fore Street Bottom	0.15 miles
2	Railway Station	0.12 miles
3	North Road	0.21 miles
4	Slip Road	0.2 miles
5	Fore Street Top	0.23 miles



### Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.3 miles
2	Devonport Ferry Terminal	2.42 miles
3	Cawsand Beach Ferry Landing Pier	3.15 miles

## Important - Please Read

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