

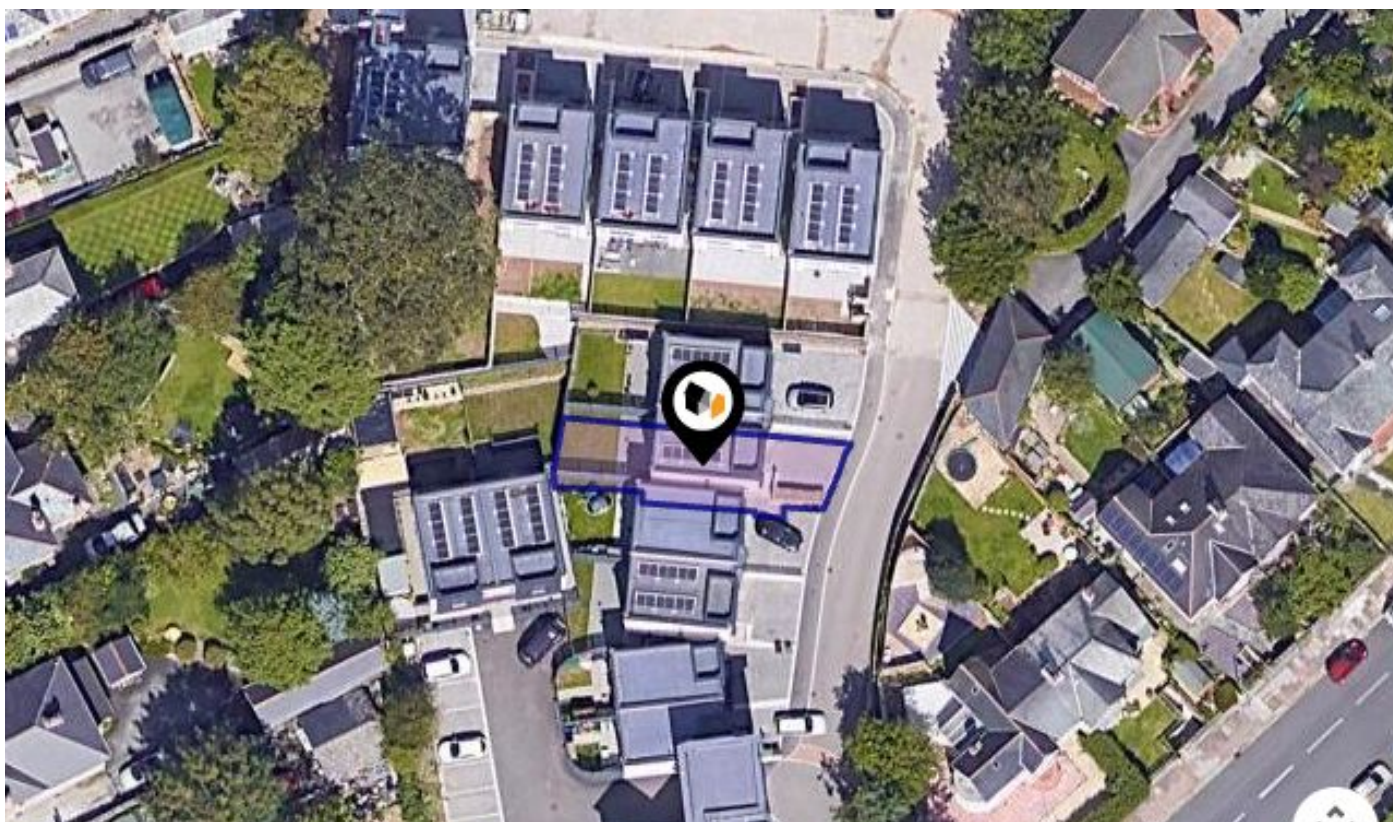


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd June 2025



SIR LEONARD ROGERS CLOSE, PLYMOUTH, PL3

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

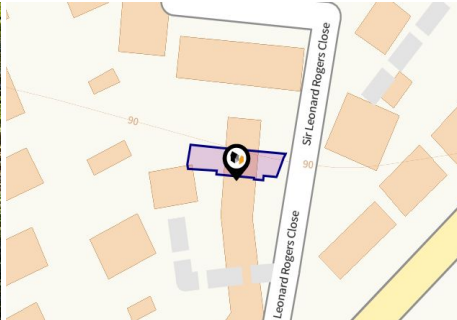
Natalie@langtownandcountry.com

www.langtownandcountry.com



Property Overview

LANG TOWN
& COUNTRY
SALES



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,011 ft ² / 94 m ²
Plot Area:	0.04 acres
Year Built :	2021
Council Tax :	Band C
Annual Estimate:	£2,067
Title Number:	DN737809

Tenure: Freehold

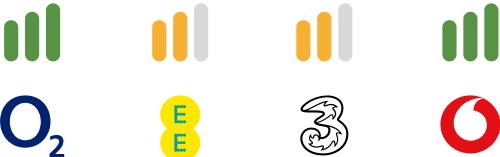
Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

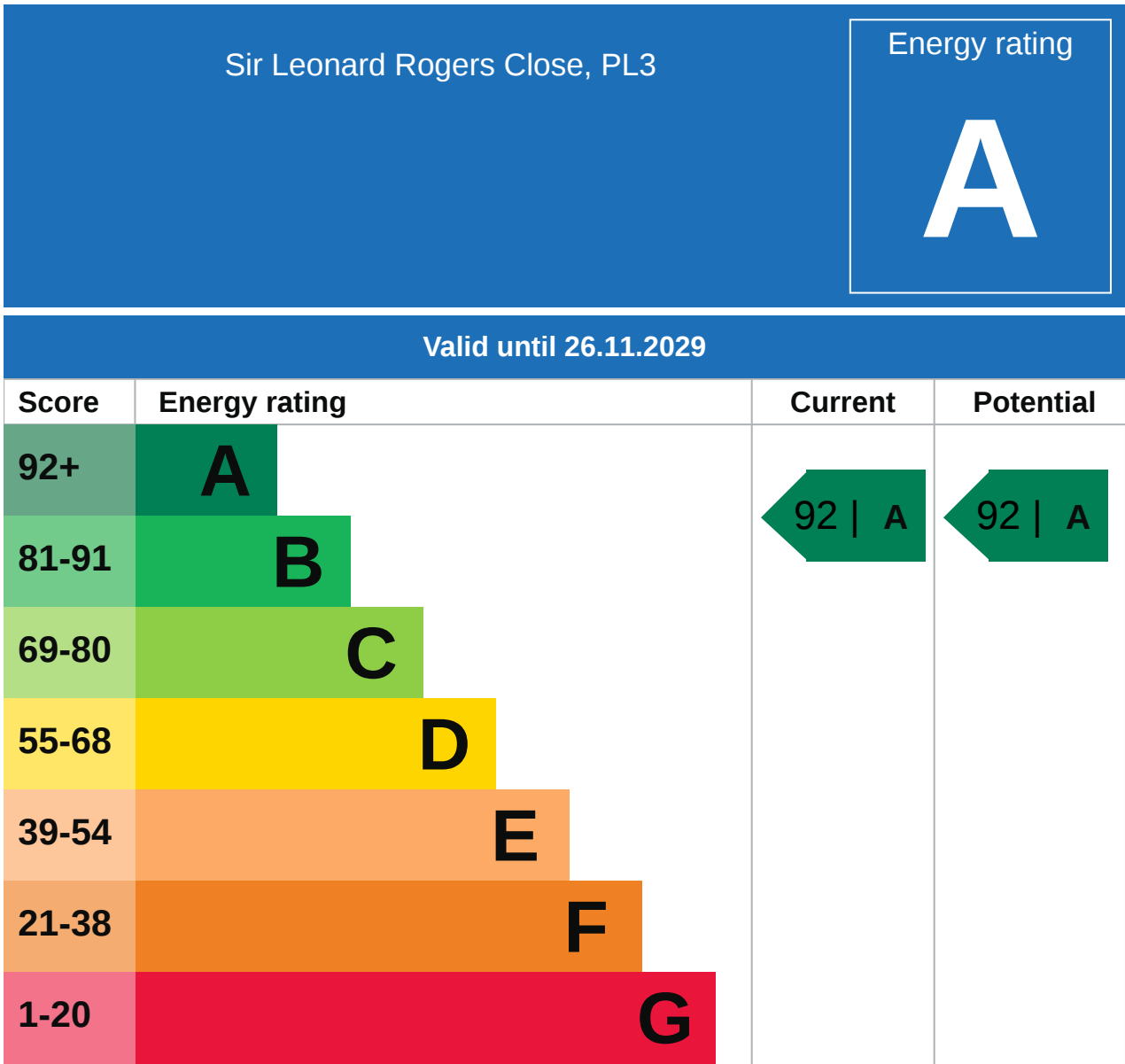
7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



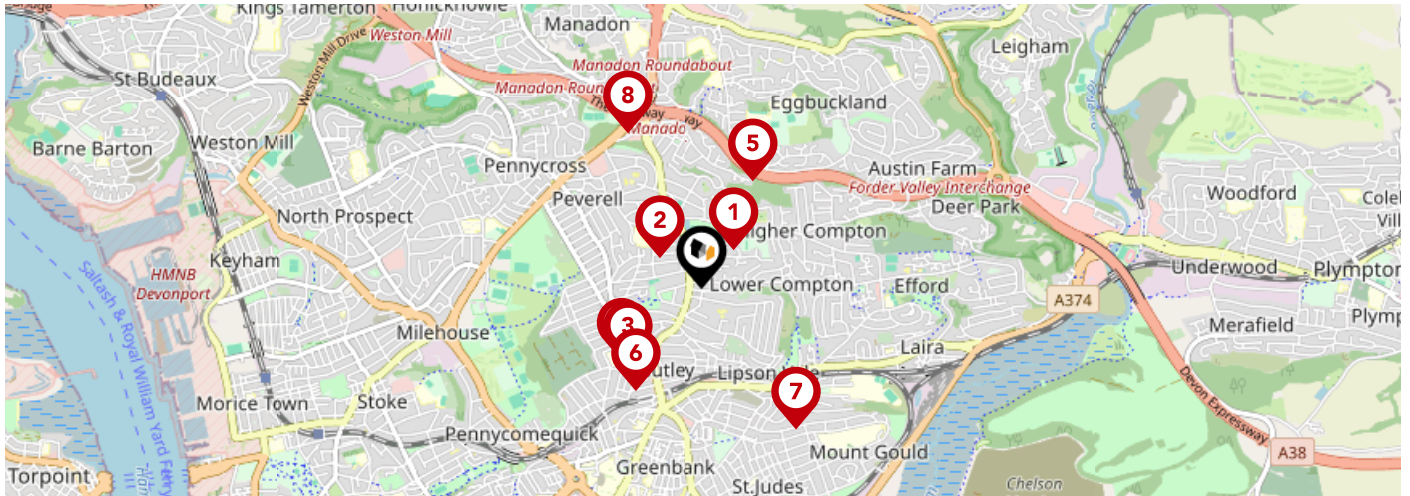
Satellite/Fibre TV Availability:



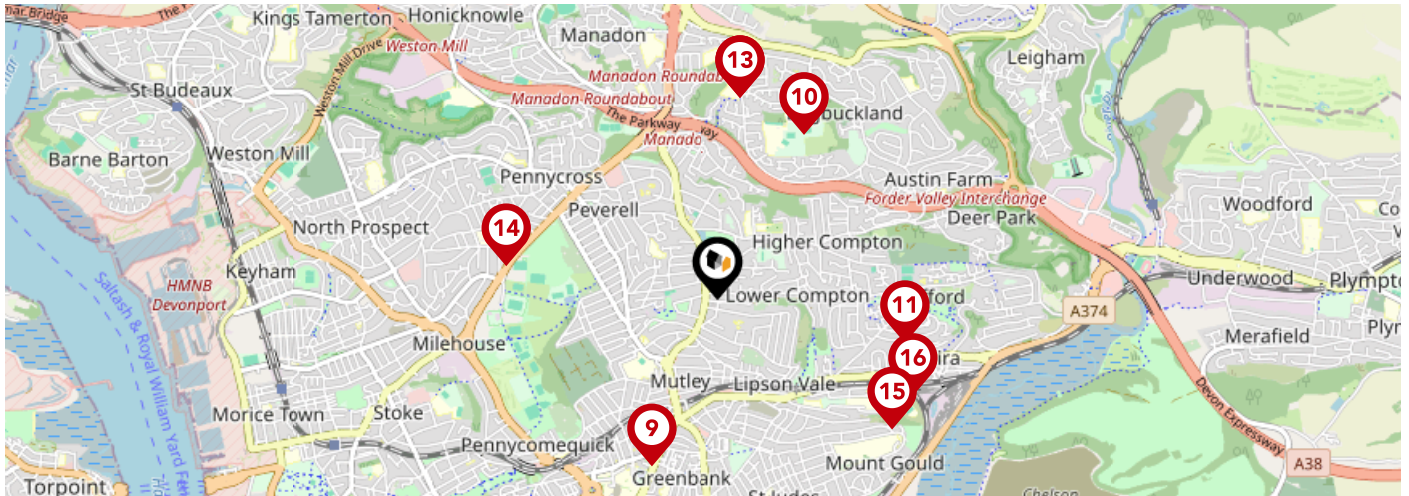


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, flue gas heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	94 m ²

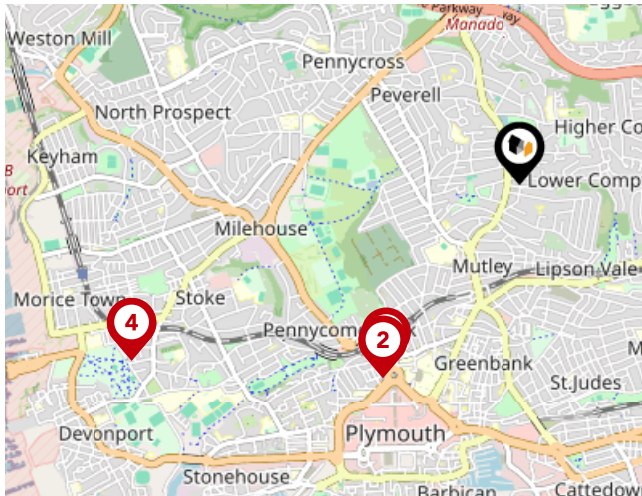


		Nursery	Primary	Secondary	College	Private
1	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



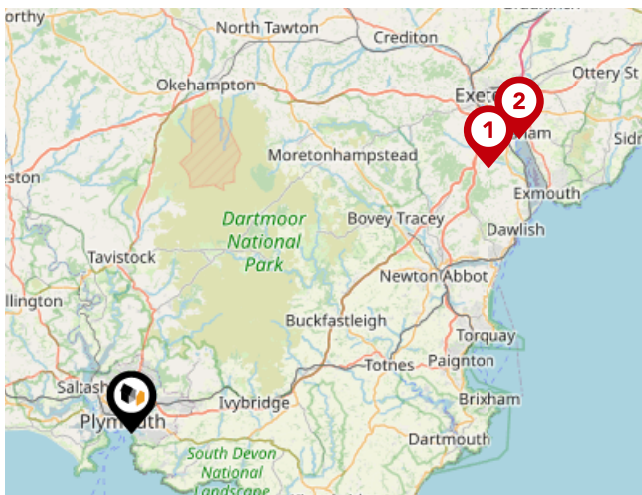
		Nursery	Primary	Secondary	College	Private
9	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Widely Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



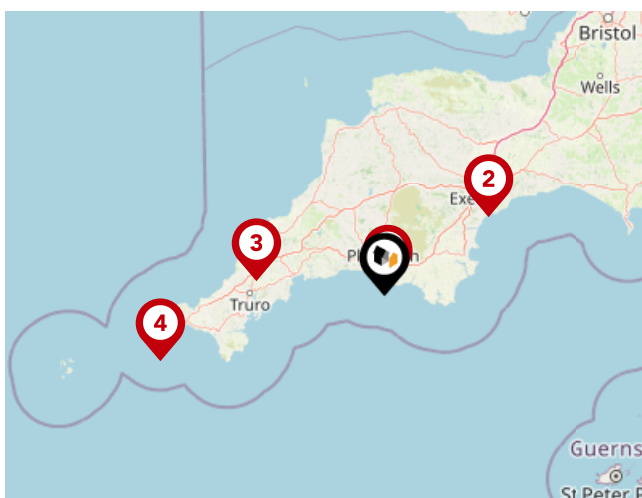
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.08 miles
2	Plymouth Rail Station	1.11 miles
3	Devonport Rail Station	2.01 miles
4	Devonport Rail Station	2.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.61 miles
2	M5 J30	36.75 miles

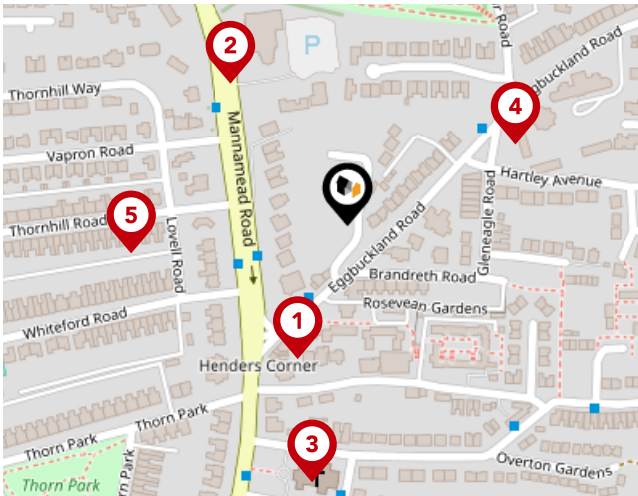


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.36 miles
2	Exeter Airport	39.18 miles
3	St Mawgan	38.82 miles
4	Joppa	70.91 miles

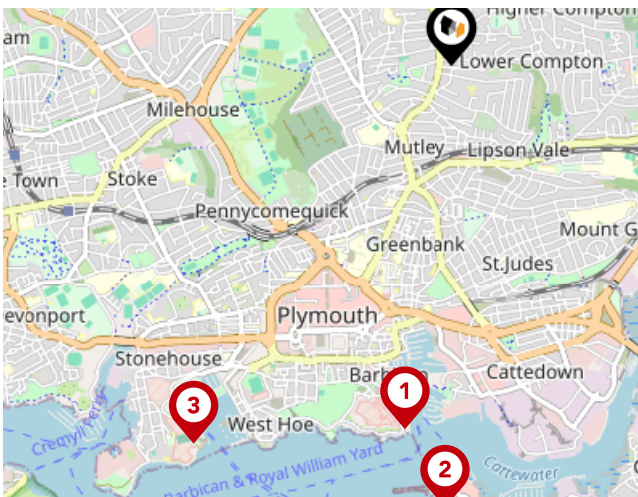
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rosevean Court	0.08 miles
2	Church of Latter Day Saints	0.11 miles
3	Compton Park Road	0.15 miles
4	Pearn Home	0.11 miles
5	Lovell Road	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.73 miles
2	Plymouth Mount Batten Ferry Landing	2.09 miles
3	Plymouth Ferry Terminal	2.16 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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Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com

