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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 30<sup>th</sup> May 2025



**POLBATHIC, TORPOINT, PL11**

## Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

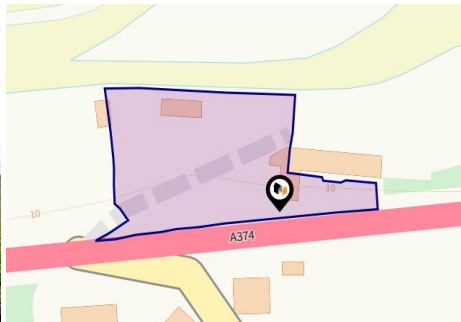
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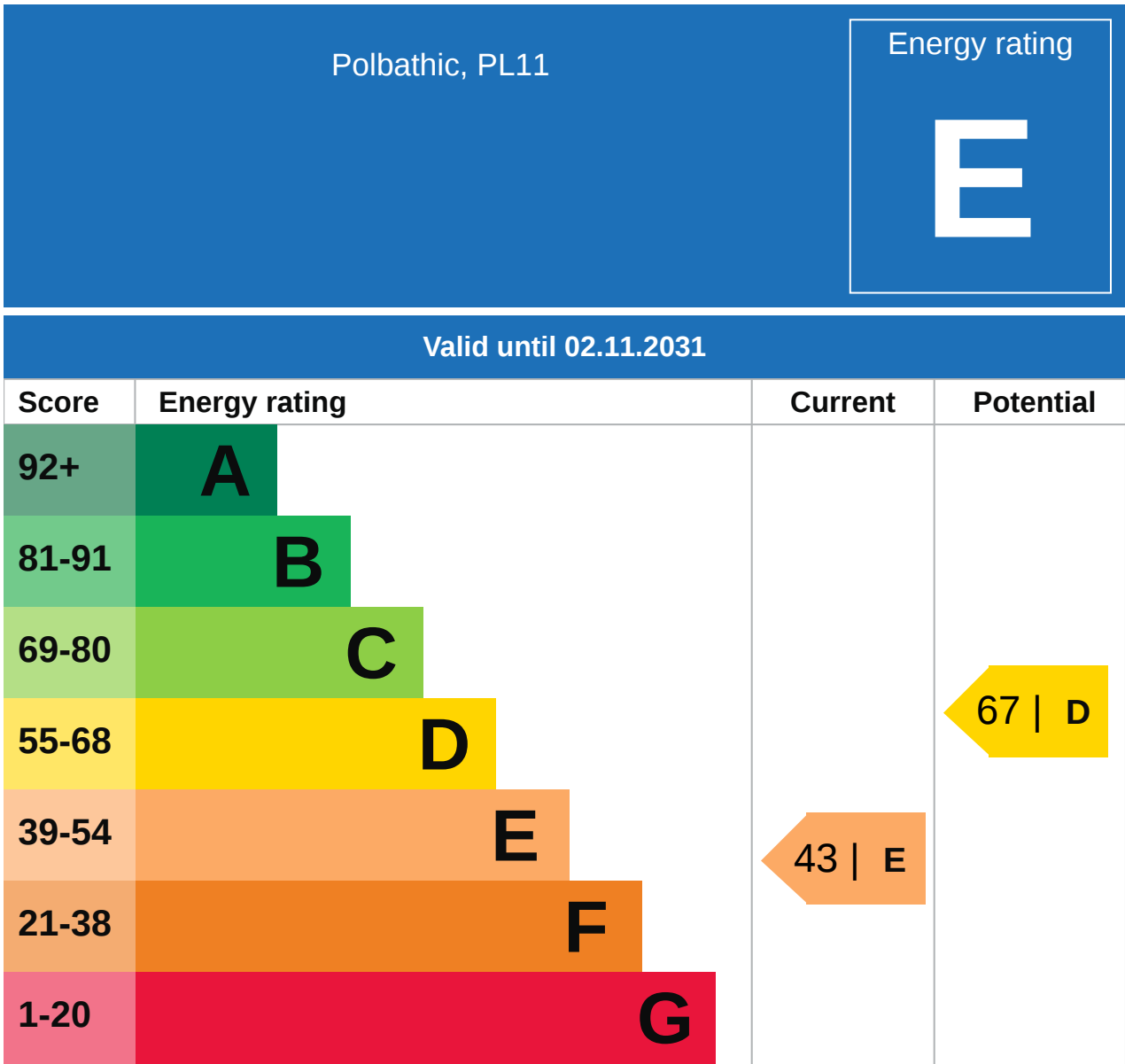
## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,399 ft <sup>2</sup> / 130 m <sup>2</sup>		
Plot Area:	0.63 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£3,007		
Title Number:	CL240635		

## Local Area

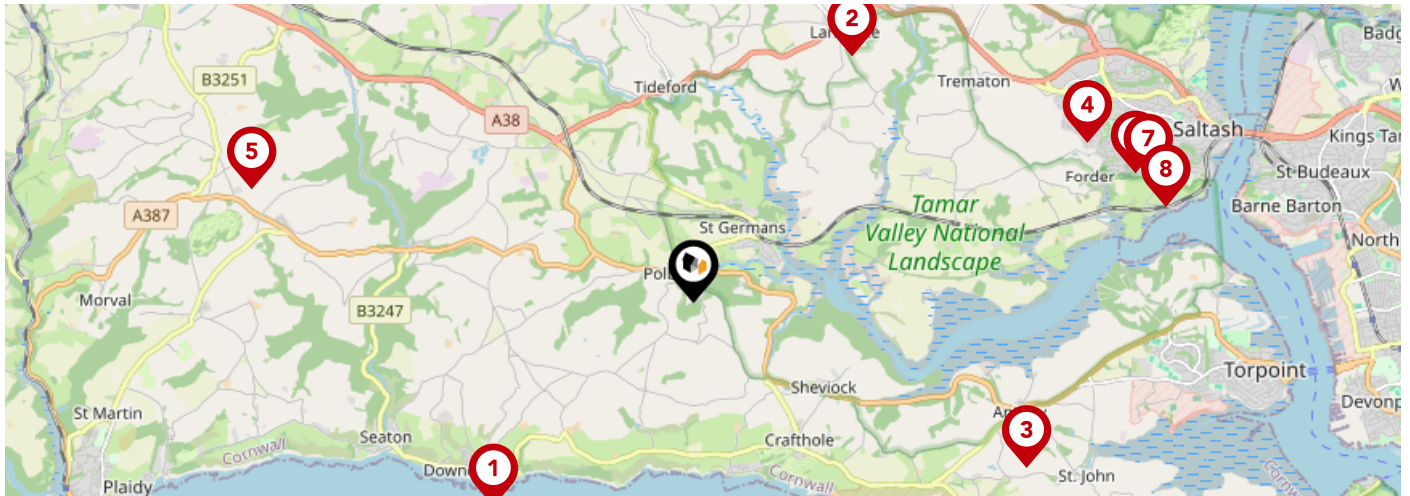
Local Authority:	Cornwall	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		17	-
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O <sub>2</sub>	E	3	O	BT	sky	Virgin media



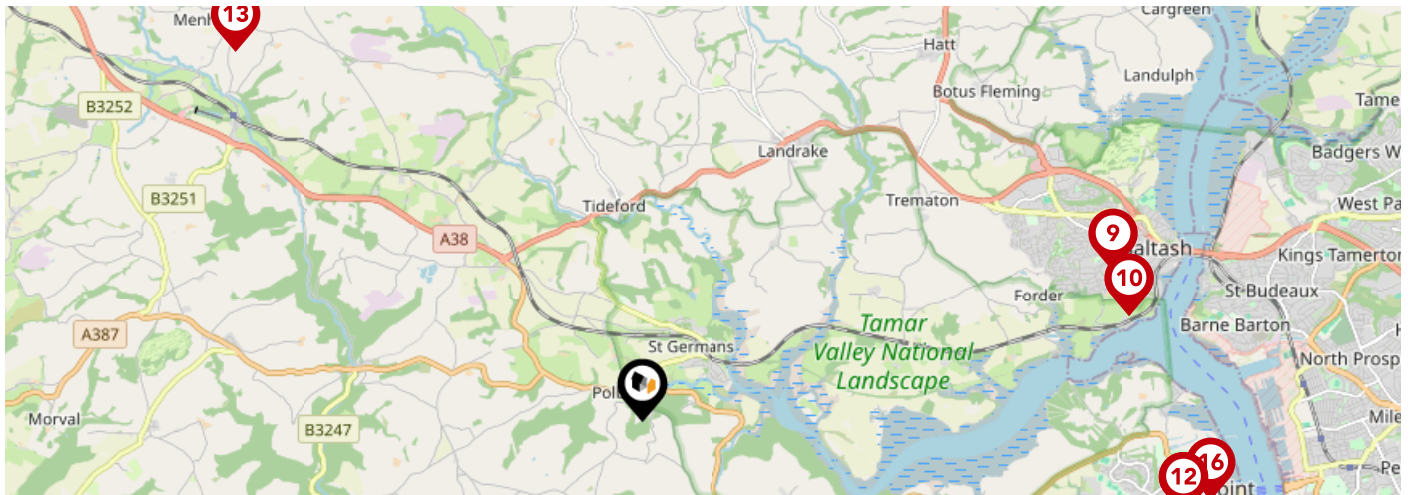
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	4
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	130 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Nicolas' CofE VA School, Downderry</b> Ofsted Rating: Good   Pupils: 105   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sir Robert Geffery's Voluntary Aided Church of England Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Antony Church of England School</b> Ofsted Rating: Good   Pupils: 84   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Burraton Community Primary School</b> Ofsted Rating: Good   Pupils: 376   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Trenode CofE VA Primary Academy</b> Ofsted Rating: Good   Pupils: 36   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Fountain Head House School</b> Ofsted Rating: Not Rated   Pupils: 48   Distance:4.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Stephens (Saltash) Community Primary School</b> Ofsted Rating: Good   Pupils: 380   Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Saltash Community School</b> Ofsted Rating: Requires improvement   Pupils: 1202   Distance:4.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

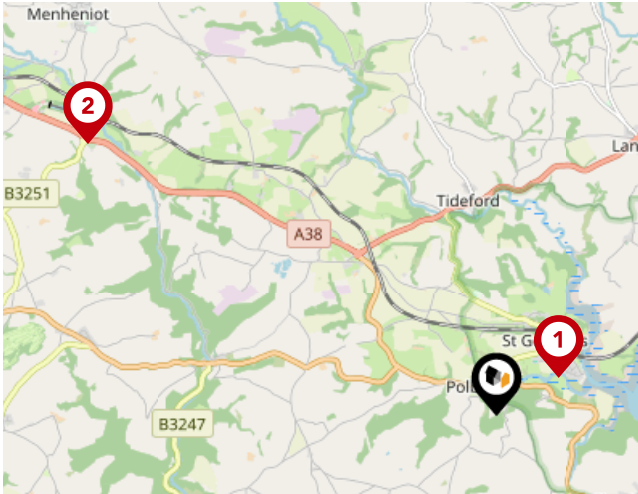




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Brunel Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:4.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Bishop Cornish CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Carbeile Junior School</b> Ofsted Rating: Good   Pupils: 334   Distance:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Torpoint Community College</b> Ofsted Rating: Good   Pupils: 748   Distance:5.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Menheniot Primary School</b> Ofsted Rating: Good   Pupils: 156   Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Millbrook CofE Primary School</b> Ofsted Rating: Good   Pupils: 100   Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Quethiock CofE School</b> Ofsted Rating: Good   Pupils: 72   Distance:5.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Torpoint Nursery and Infant School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:5.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

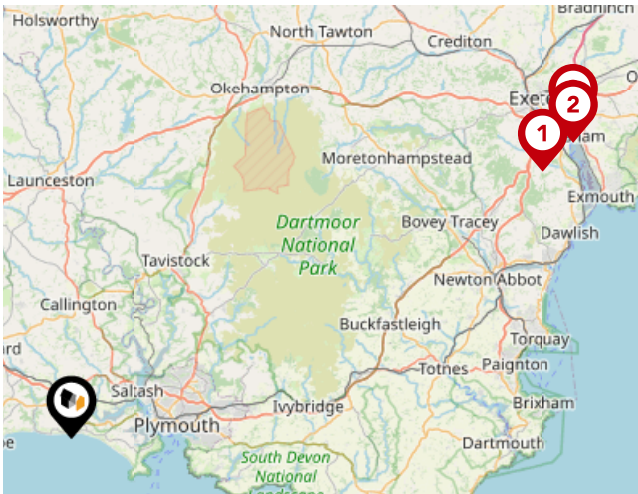
# Area

## Transport (National)



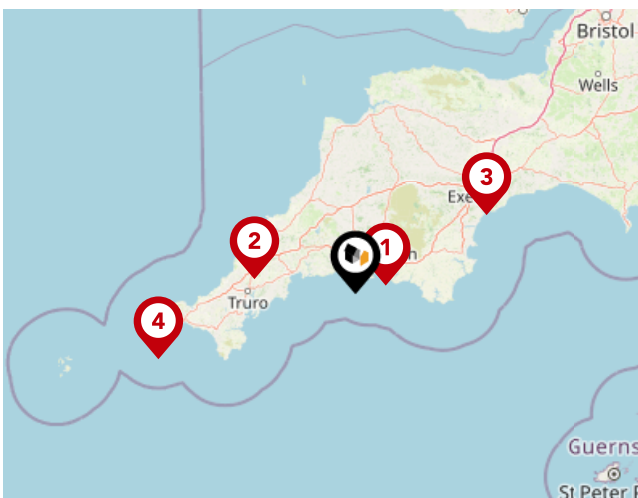
### National Rail Stations

Pin	Name	Distance
1	St Germans Rail Station	0.69 miles
2	Menheniot Rail Station	4.63 miles
3	Saltash Rail Station	5.13 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	40.78 miles
2	M5 J30	43.84 miles
3	M5 J29	44.5 miles

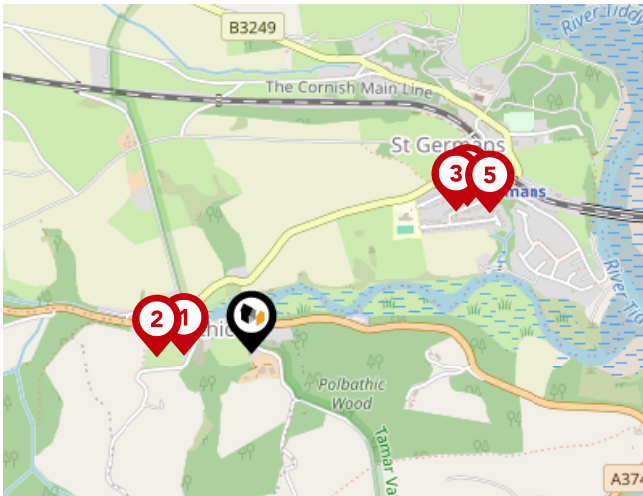


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	9.62 miles
2	St Mawgan	30.39 miles
3	Exeter Airport	46.28 miles
4	Joppa	62.75 miles

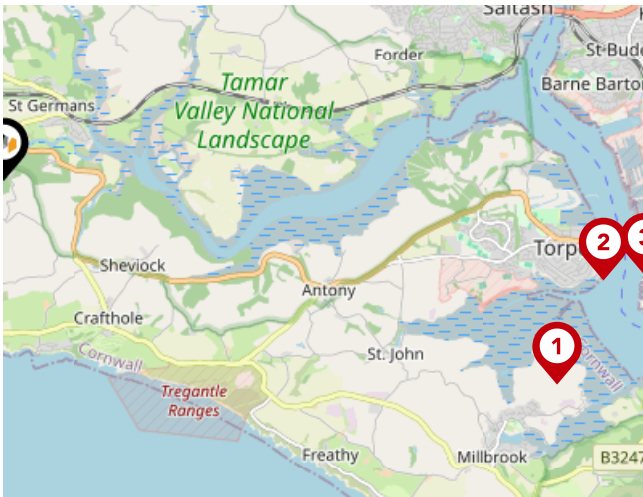
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Car Park	0.16 miles
2	West Park	0.22 miles
3	Rail Station	0.59 miles
4	Rail Station	0.62 miles
5	Junction Lower Fairfield Road	0.65 miles



### Ferry Terminals

Pin	Name	Distance
1	Cawsand Beach Ferry Landing Pier	5.59 miles
2	Torpoint Ferry Terminal	5.76 miles
3	Devonport Ferry Terminal	6.14 miles



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# Lang Town & Country

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