

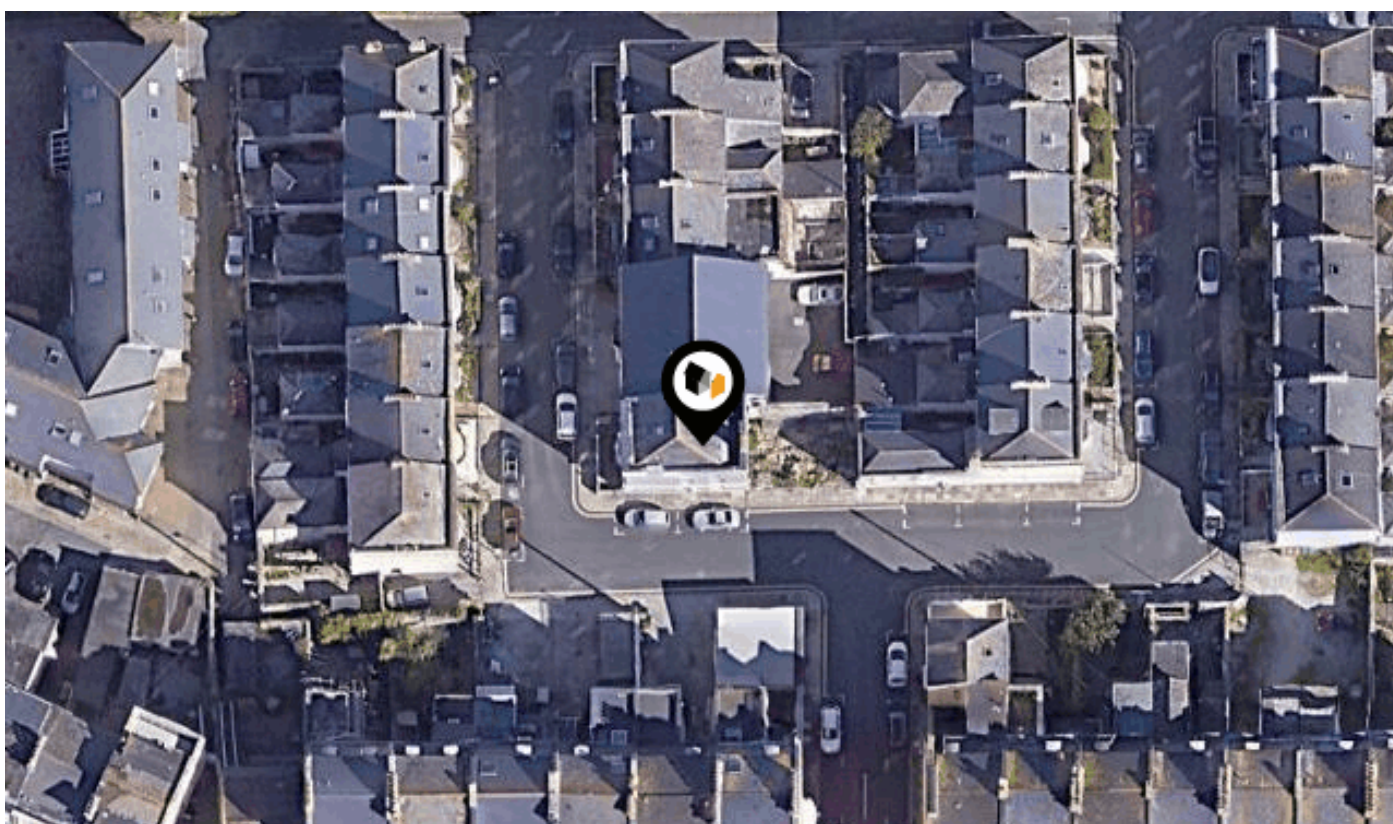


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th December 2024



19, ST. JAMES PLACE WEST, PLYMOUTH, PL1

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	484 ft ² / 45 m ²
Council Tax :	Band A
Annual Estimate:	£1,477

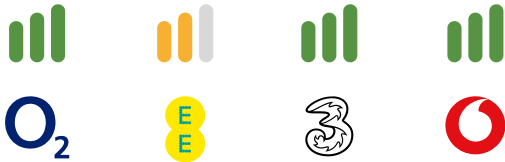
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

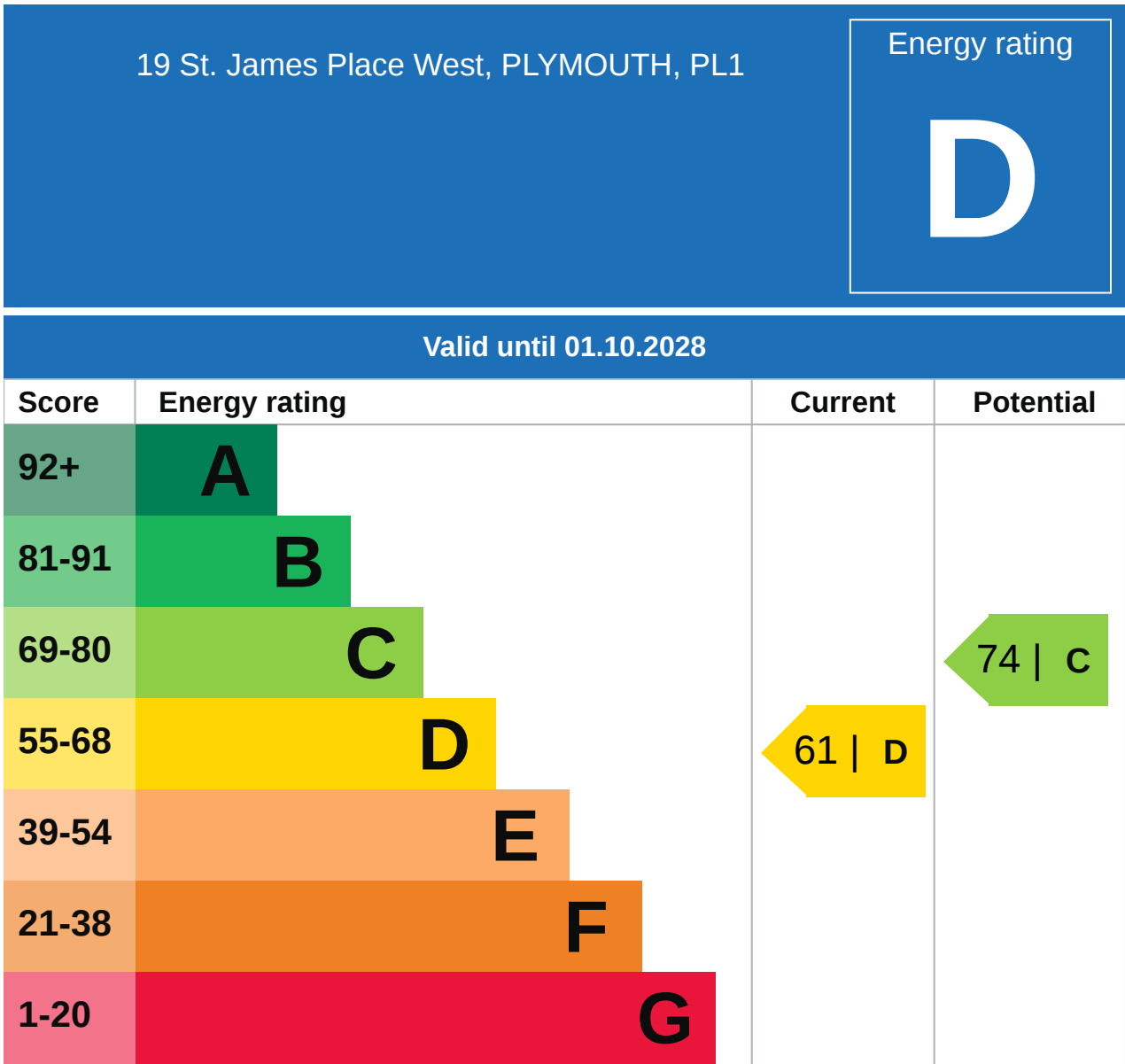
15 mb/s	80 mb/s	330 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



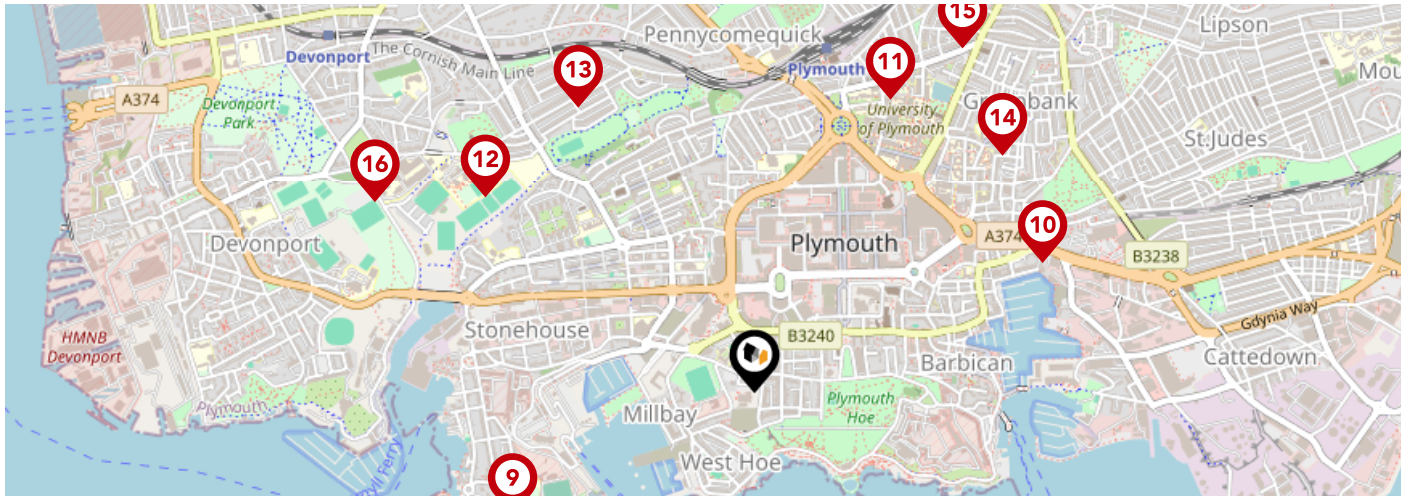


Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Total Floor Area:	45 m ²

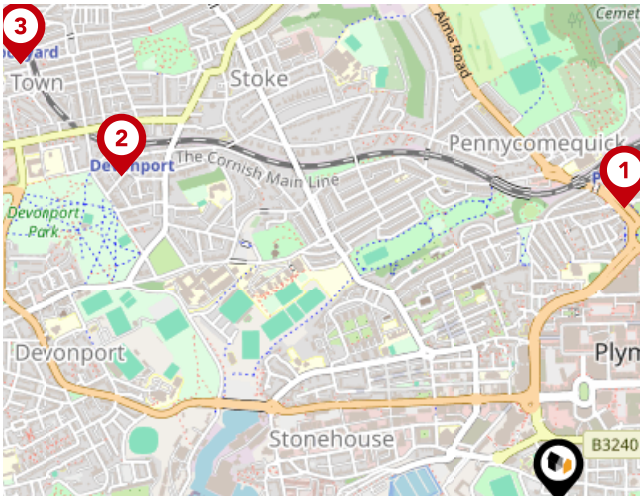


		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



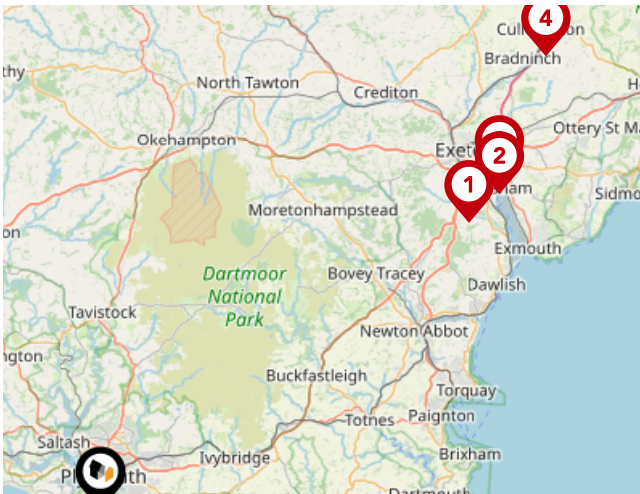
		Nursery	Primary	Secondary	College	Private
9	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



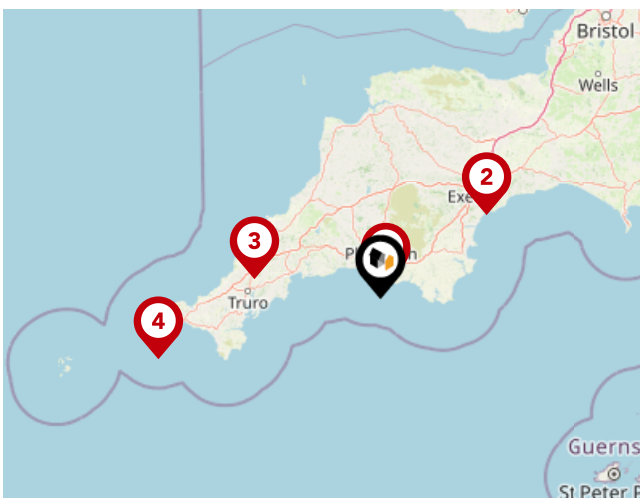
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.71 miles
2	Devonport Rail Station	1.29 miles
3	Dockyard (Plymouth) Rail Station	1.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.22 miles
2	M5 J30	38.37 miles
3	M5 J29	39.15 miles
4	M5 J28	47.84 miles

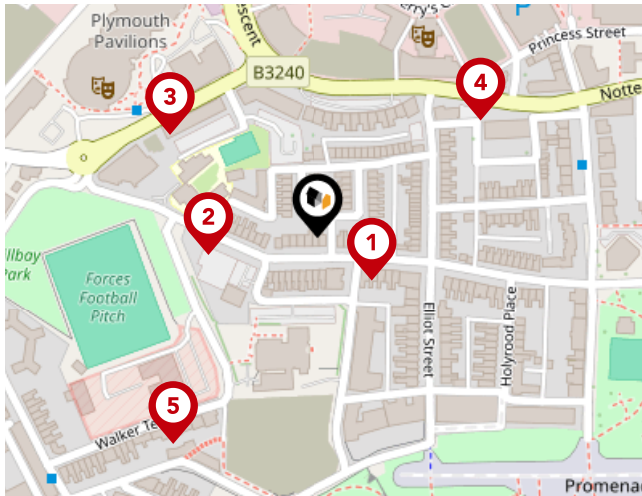


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.15 miles
2	Exeter Airport	40.79 miles
3	St Mawgan	38.22 miles
4	Joppa	69.72 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Leigham Street	0.04 miles
2	St Andrews School	0.07 miles
3	New Continental Hotel	0.11 miles
4	Athenaeum Place	0.12 miles
5	Walker Terrace	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.45 miles
2	Plymouth (Barbican) Landing Stage	0.59 miles
3	Plymouth Stonehouse Ferry Terminal	0.77 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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