KFB: Key Facts For Buyers
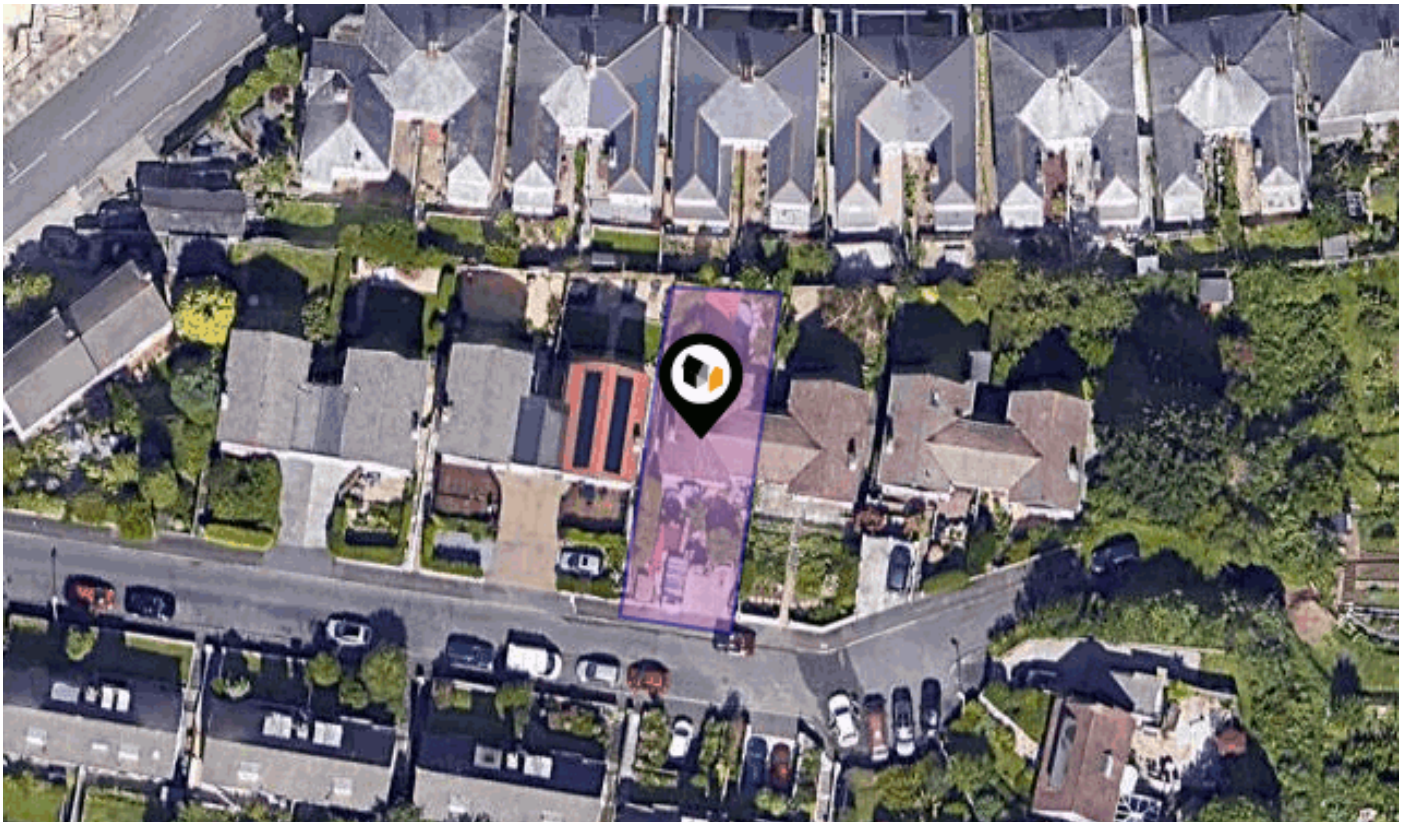
A Guide to This Property & the Local Area

Friday 20th June 2025

15, OVERTON GARDENS, PLYMOUTH, PL3 5BX

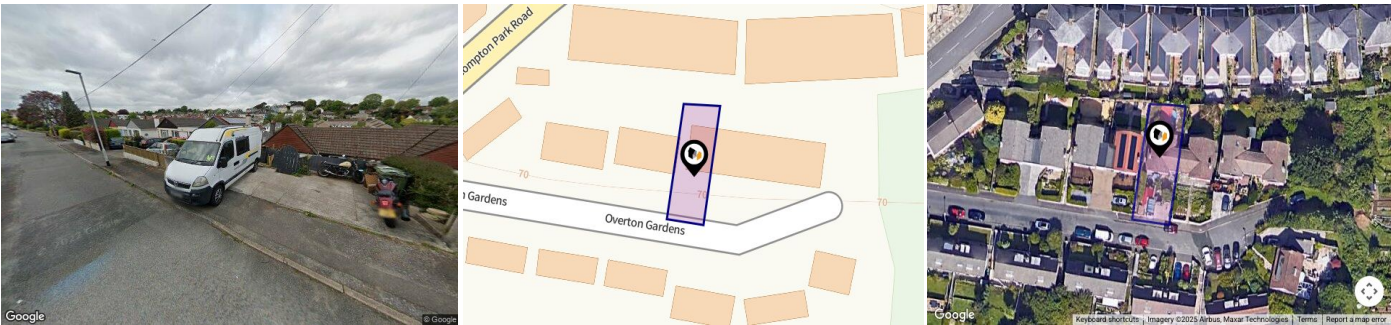# Property
Overview

Property

Type:	Semi-Detached	**Last Sold Date:**	14/12/2012
Bedrooms:	3	**Last Sold Price:**	£176,000
Floor Area:	1,151 ft^2 / 107 m^2	**Last Sold £/ft^2:**	£127
Plot Area:	0.07 acres	**Tenure:**	Freehold
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN24592		
UPRN:	100040472338		

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)

6 mb/s	**40** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Property
EPC - Certificate

15 Overton Gardens, PLYMOUTH, PL3 5BX

Energy rating

C

Valid until 18.06.2035

Certificate number
9085-3051-5206-8815-9200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 | C
55-68	D	70 | C	
39-54	E		
21-38	F		
1-20	G		

Property
EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Excelent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	107 m^2

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.
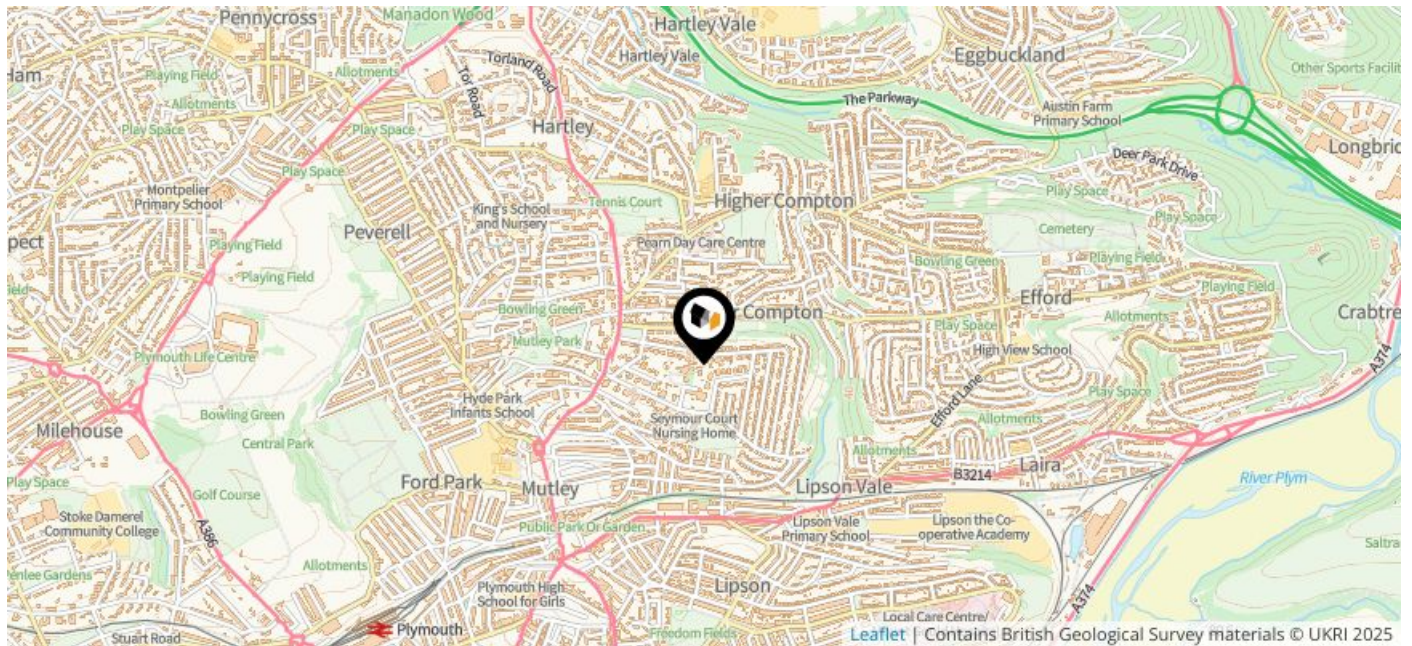
Mine Entry

✕   Adit
✕   Gutter Pit
✕   Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
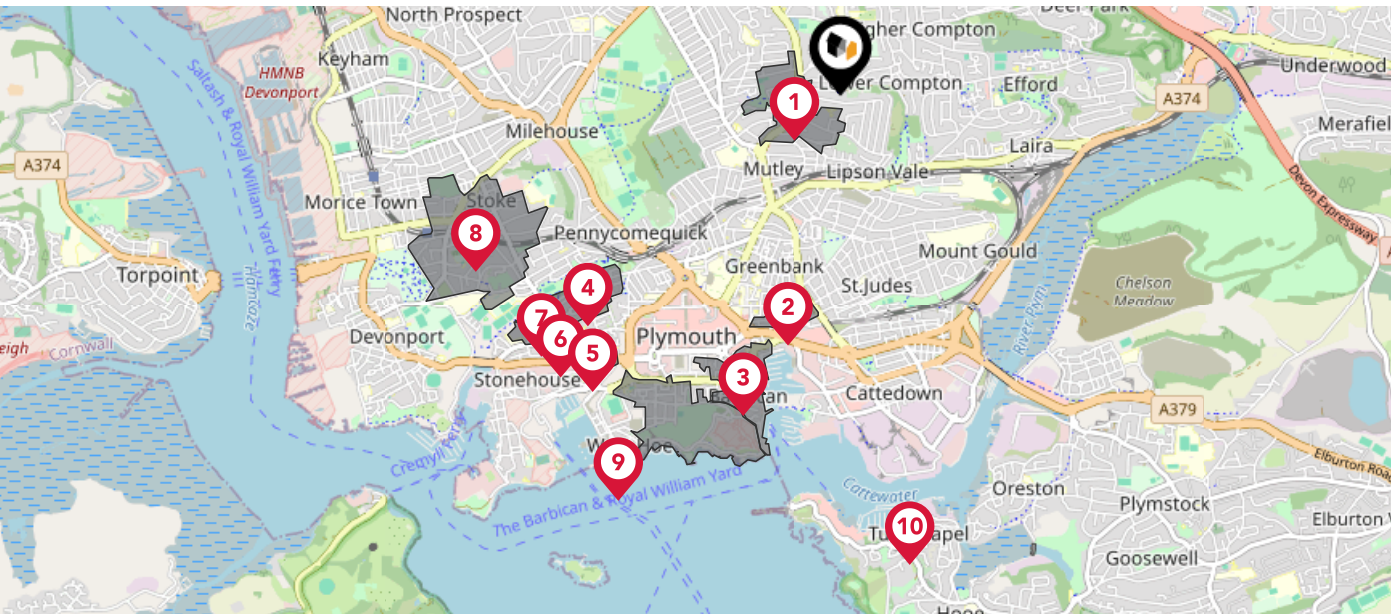

Nearby Conservation Areas	
1	MANNAMEAD
2	Ebrington Street
3	Barbican (Plymouth, City of (Ua))
4	North Stonehouse
5	Union Street (Plymouth, City of (Ua))
6	Adelaide Street / Clarence Place
7	Royal Naval Hospital
8	STOKE
9	The Hoe
10	Turnchapel

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
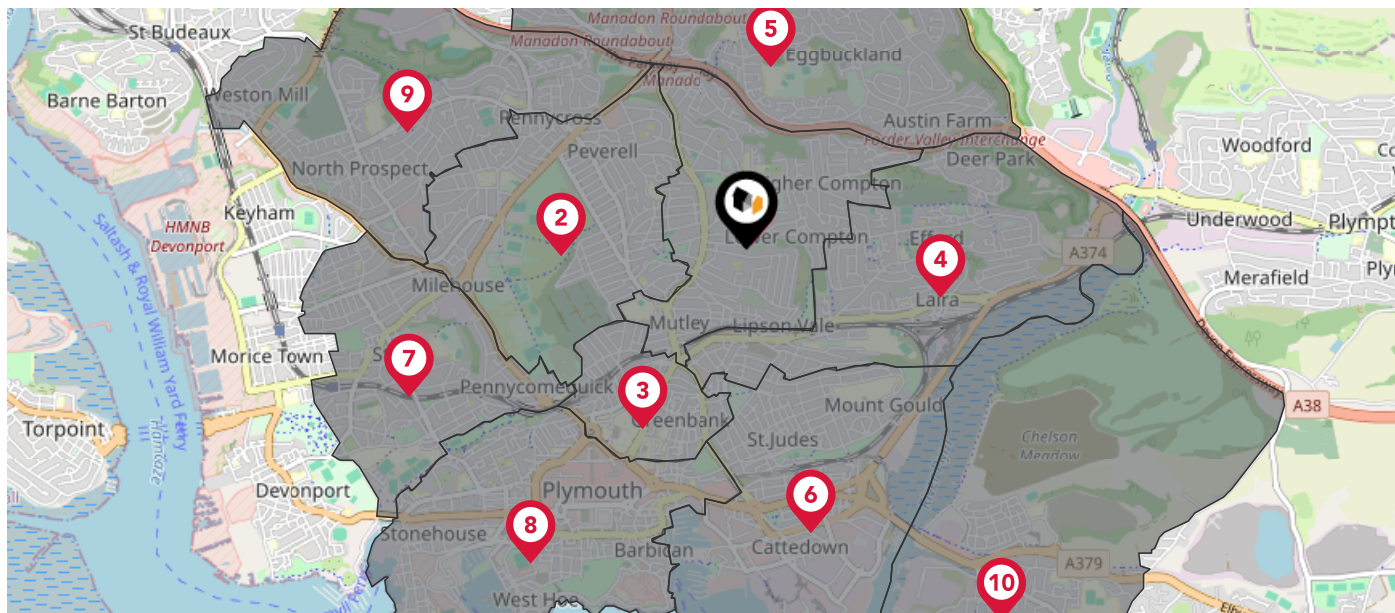
Nearby Council Wards

1	Compton Ward
2	Peverell Ward
3	Drake Ward
4	Efford and Lipson Ward
5	Eggbuckland Ward
6	Sutton and Mount Gould Ward
7	Stoke Ward
8	St. Peter and the Waterfront Ward
9	Ham Ward
10	Plymstock Radford Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
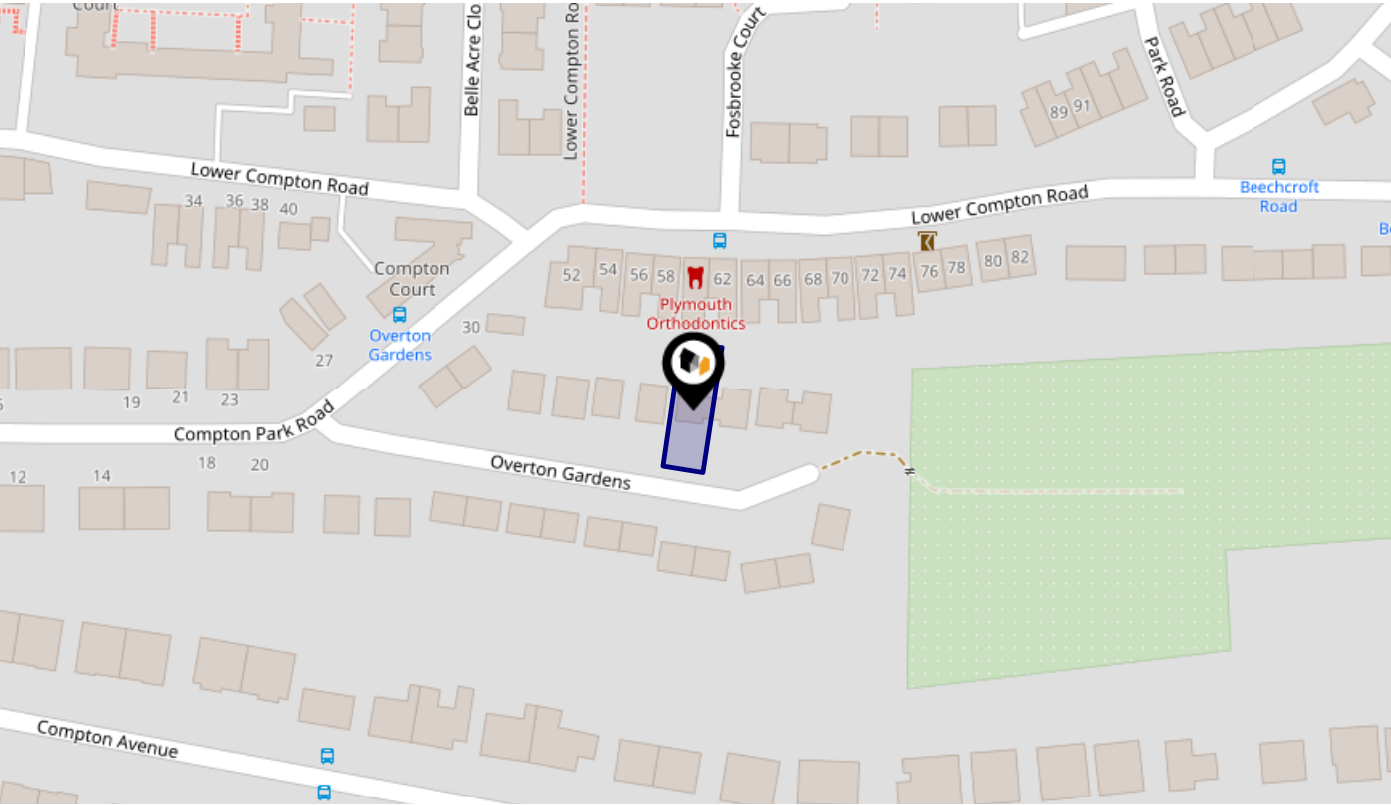
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

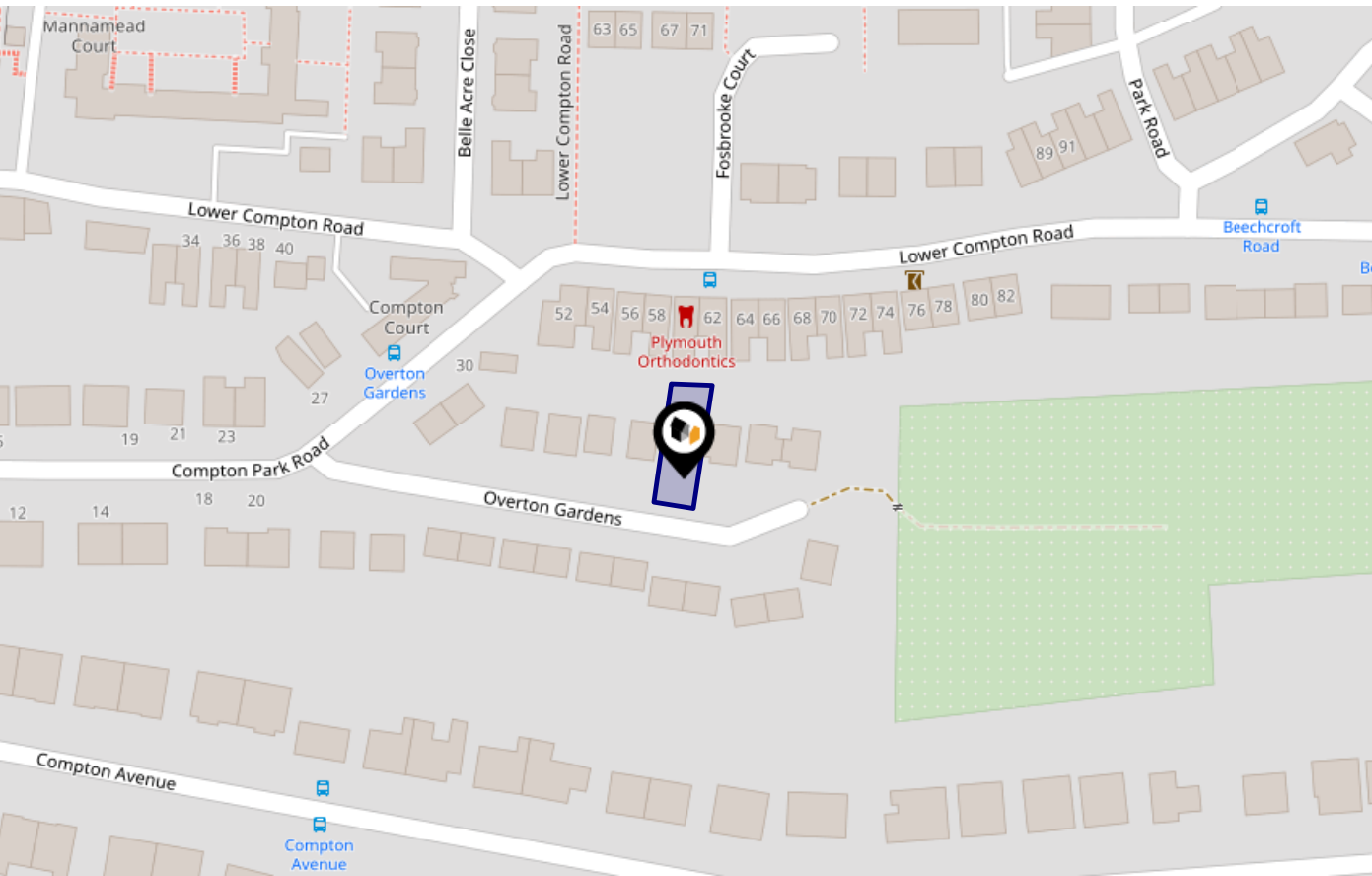The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
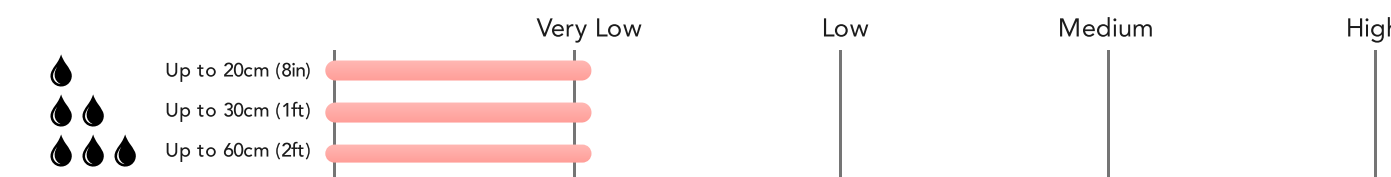

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.
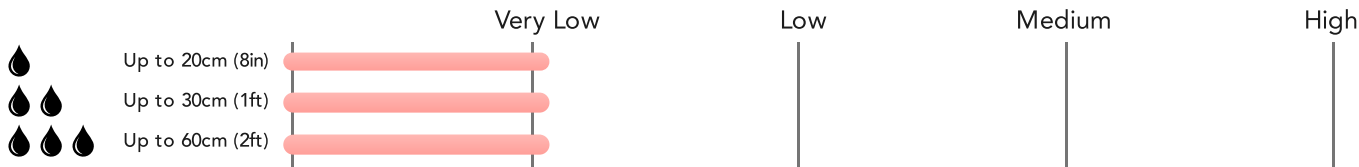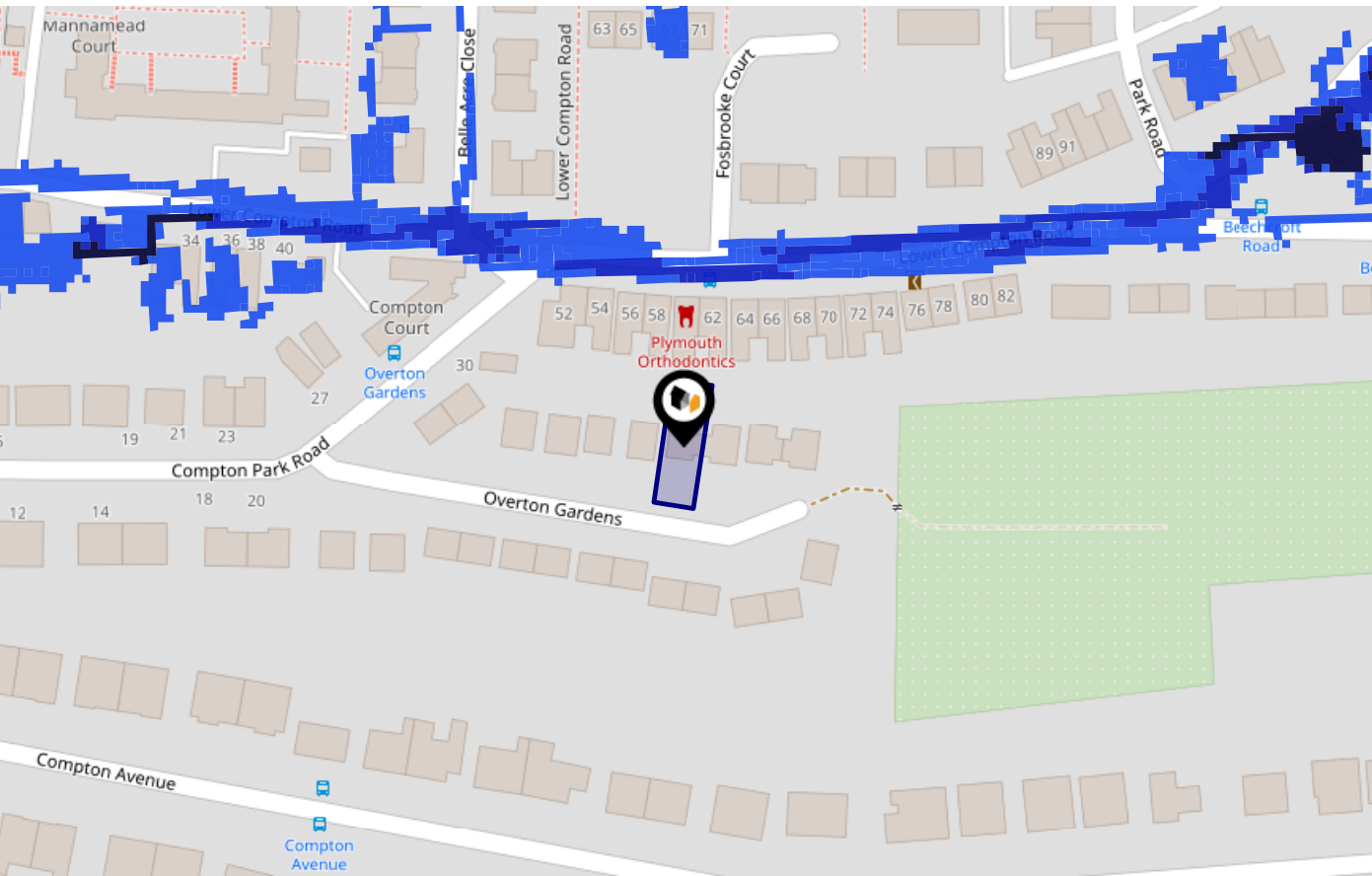

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Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
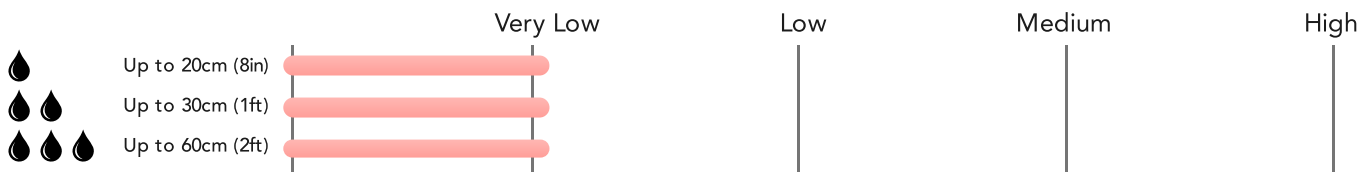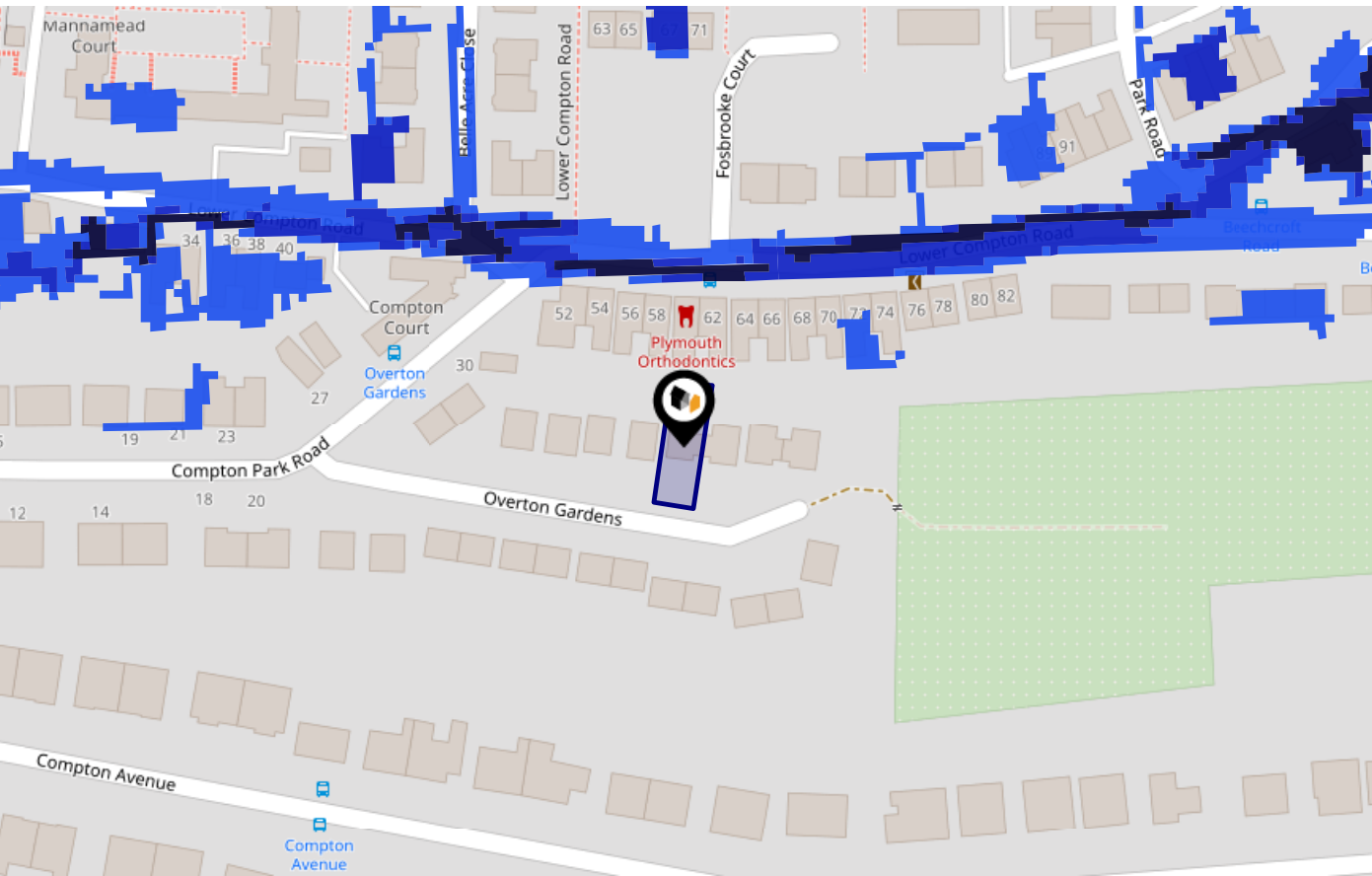

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.
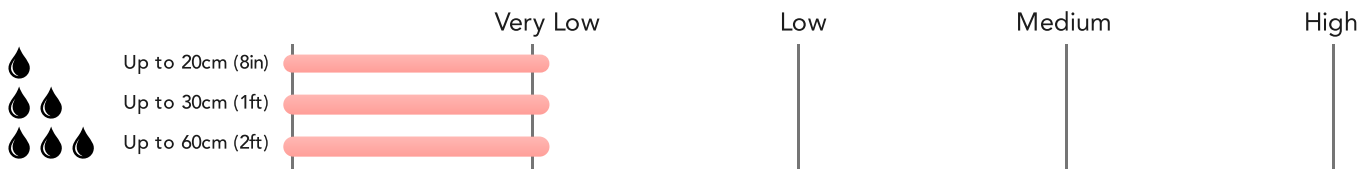

Risk Rating: Very low

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
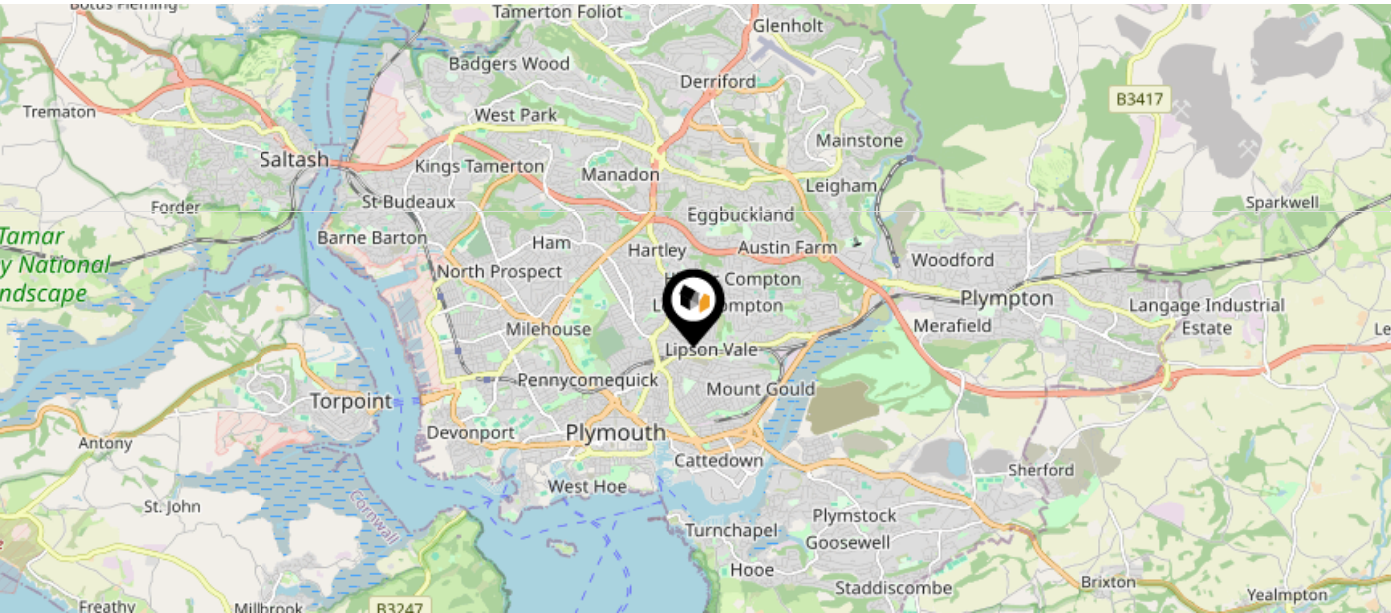
No data available.

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
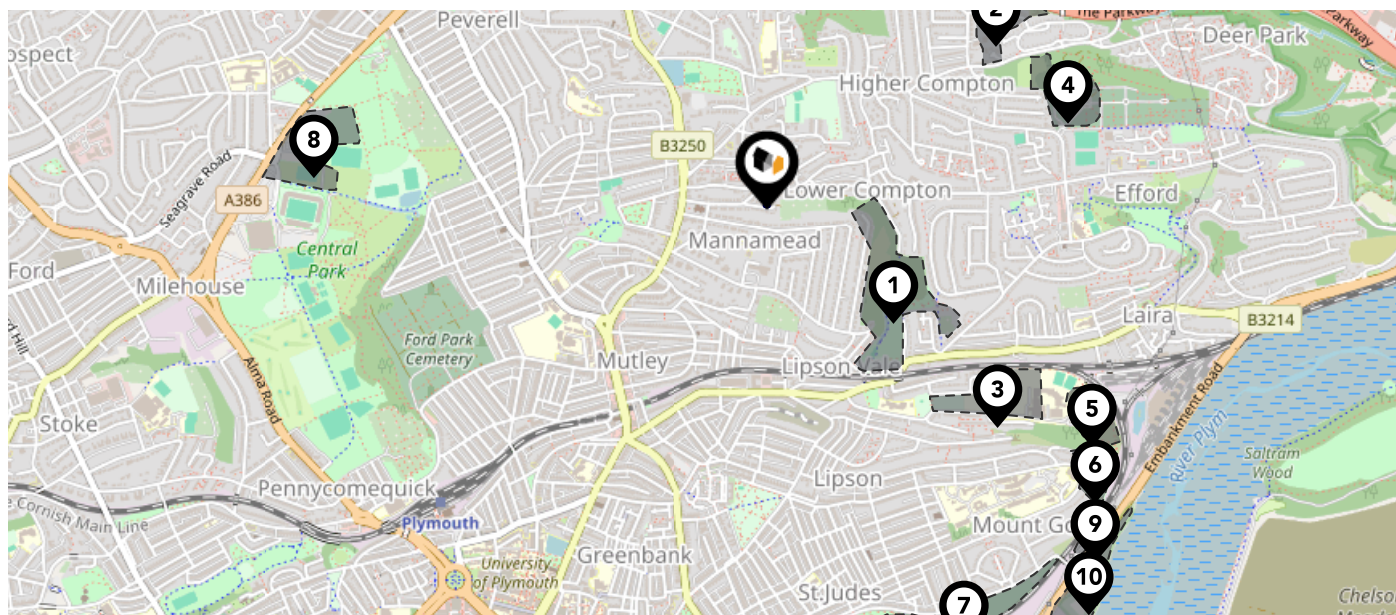

| Nearby Landfill Sites		
1	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
2	Valley View Close-Valley View Close, Plymouth	Historic Landfill
3	Laira Lipson College-Laira, Plymouth	Historic Landfill
4	Eggbuckland Road Efford Adj Cemetery-Eggbuckland Road, Efford, Plymouth	Historic Landfill
5	School Playing Field Laira-School Playing Field Laira, Plymouth	Historic Landfill
6	Laira-Laira, Plymouth	Historic Landfill
7	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
8	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
9	Allotments Embankment Road-Laira, Plymouth	Historic Landfill
10	Embankment Road-Laira, Plymouth	Historic Landfill

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
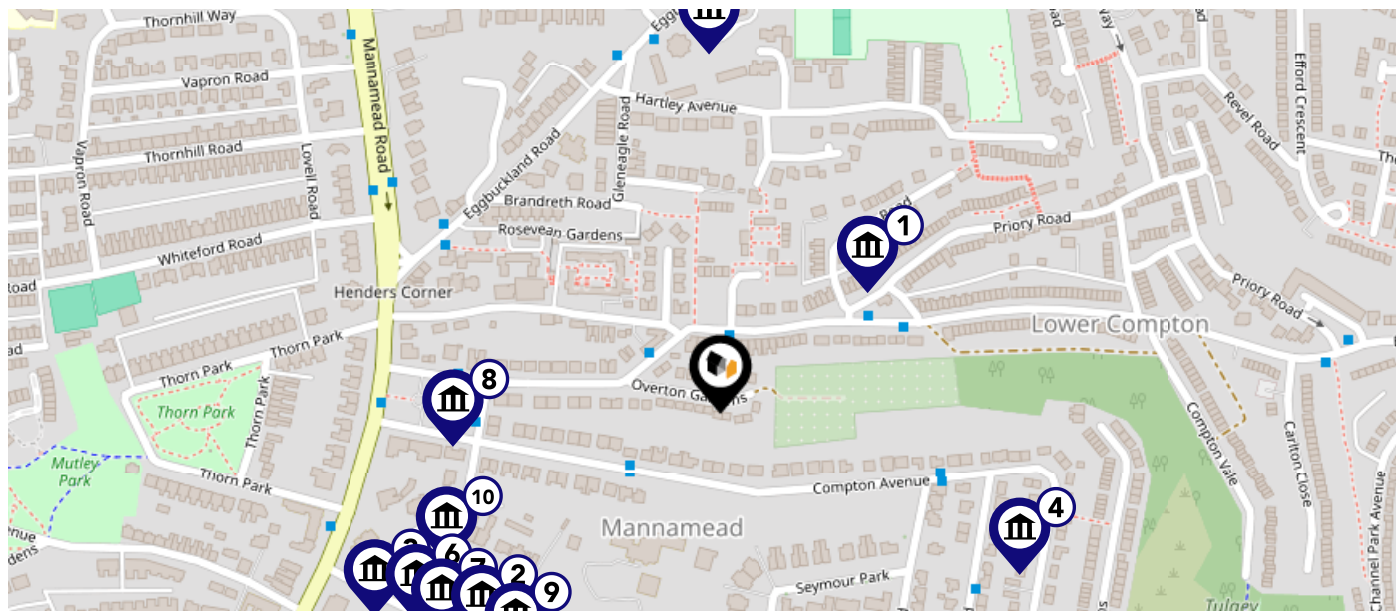

Listed Buildings in the local district	Grade	Distance
1 1386341 - 9, Priory Road	Grade II	0.1 miles
2 1386386 - Seymour Nursing Home	Grade II	0.2 miles
3 1386388 - The Ferns	Grade II	0.2 miles
4 1130045 - 80, Compton Avenue	Grade II	0.2 miles
5 1244647 - Pearn Convalescent Home	Grade II	0.2 miles
6 1386385 - Kingston Lodge	Grade II	0.2 miles
7 1386389 - Whitchurch	Grade II	0.2 miles
8 1386221 - Church Of Emmanuel	Grade II	0.2 miles
9 1386387 - Standerton House	Grade II	0.2 miles
10 1245077 - Wentworth House And Wentworth Cottage	Grade II	0.2 miles
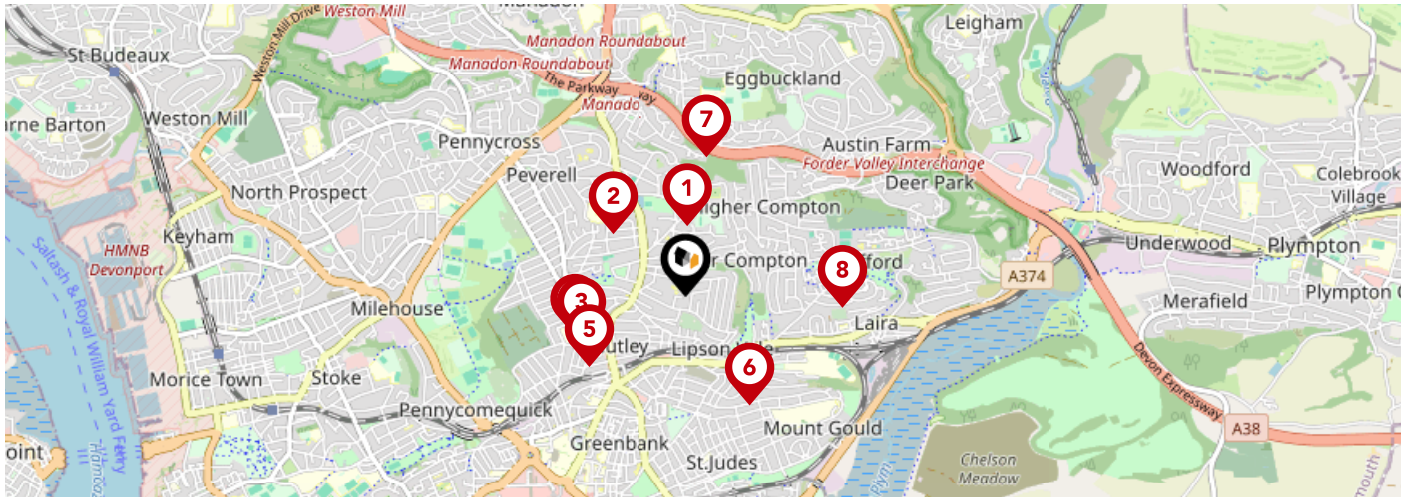
	Nursery	Primary	Secondary	College	Private
1 Compton CofE Primary School Ofsted Rating: Good	Pupils: 431	Distance:0.33	☐	☑	☐	☐	☐
2 King's School Ofsted Rating: Not Rated	Pupils: 298	Distance:0.46	☐	☑	☐	☐	☐
3 Hyde Park Infants' School Ofsted Rating: Not Rated	Pupils: 243	Distance:0.53	☐	☑	☐	☐	☐
4 Hyde Park Junior School Ofsted Rating: Good	Pupils: 355	Distance:0.55	☐	☑	☐	☐	☐
5 Plymouth College Ofsted Rating: Not Rated	Pupils: 513	Distance:0.56	☐	☐	☑	☐	☐
6 Lipson Vale Primary School Ofsted Rating: Good	Pupils: 405	Distance:0.6	☐	☑	☐	☐	☐
7 Eggbuckland Community College Ofsted Rating: Requires improvement	Pupils: 1040	Distance:0.66	☐	☐	☑	☐	☐
8 High View School Ofsted Rating: Outstanding	Pupils: 356	Distance:0.75	☐	☑	☐	☐	☐

Area
Schools
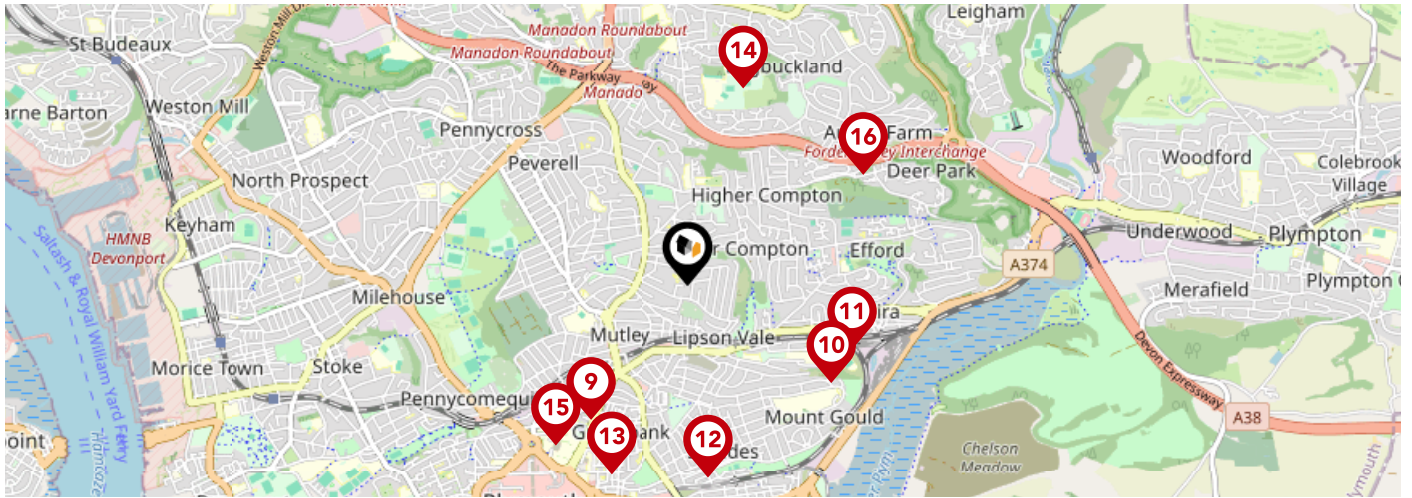
|		Nursery	Primary	Secondary	College	Private
9	**Plymouth High School for Girls** Ofsted Rating: Good | Pupils: 816 | Distance:0.78	☐	☐	☑	☐	☐
10	**Lipson Co-operative Academy** Ofsted Rating: Good | Pupils: 1102 | Distance:0.82	☐	☐	☑	☐	☐
11	**Laira Green Primary School** Ofsted Rating: Good | Pupils: 230 | Distance:0.84	☐	☑	☐	☐	☐
12	**Salisbury Road Primary School** Ofsted Rating: Good | Pupils: 381 | Distance:0.91	☐	☑	☐	☐	☐
13	**Mount Street Primary School** Ofsted Rating: Good | Pupils: 258 | Distance:0.96	☐	☑	☐	☐	☐
14	**Eggbuckland Vale Primary School** Ofsted Rating: Good | Pupils: 396 | Distance:0.97	☐	☑	☐	☐	☐
15	**Fletewood School at Derry Villas** Ofsted Rating: Good | Pupils: 58 | Distance:0.98	☐	☑	☐	☐	☐
16	**Austin Farm Academy** Ofsted Rating: Good | Pupils: 125 | Distance:0.98	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
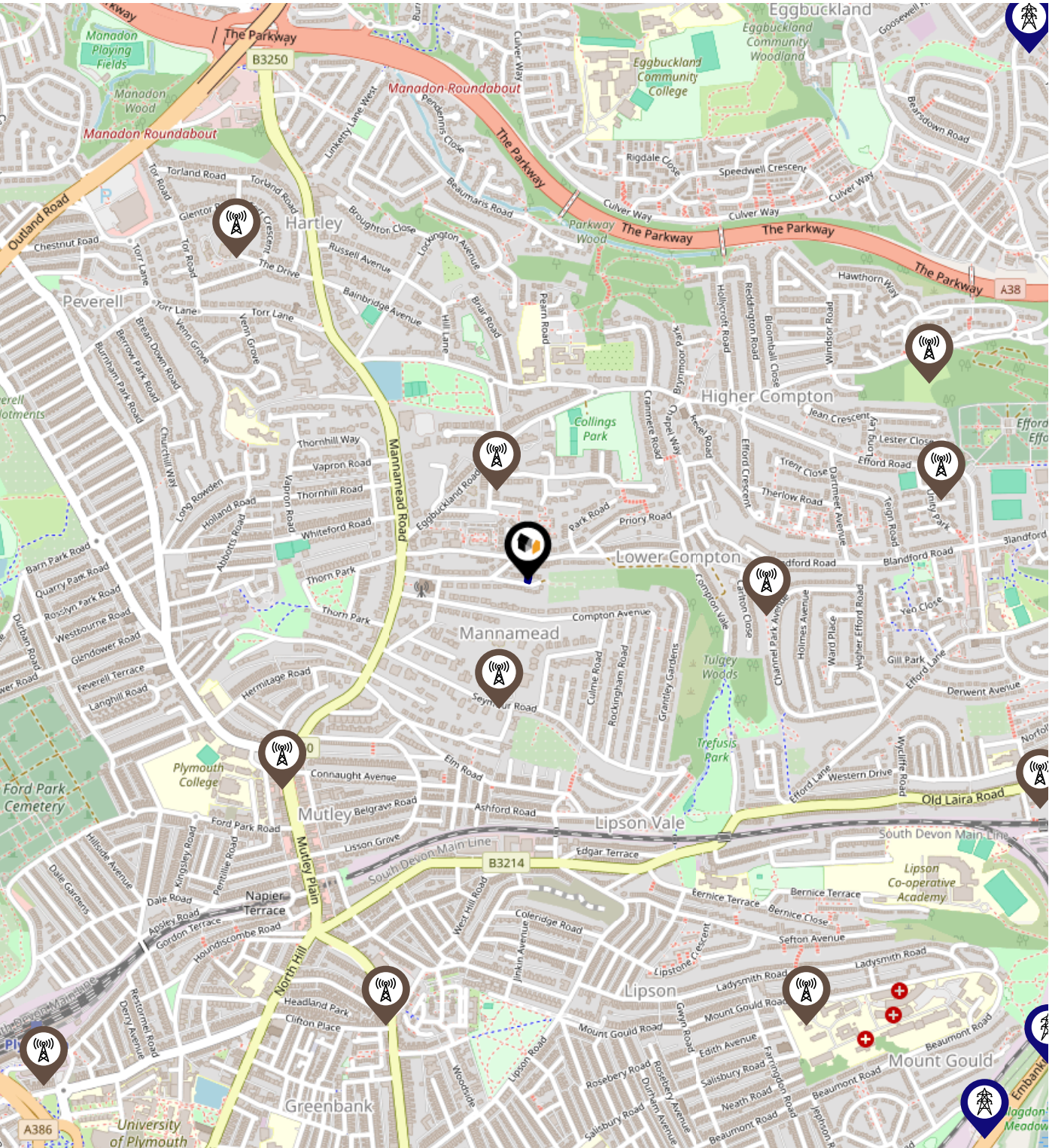
Key:

🗼 Power Pylons

📡 Communication Masts

Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).
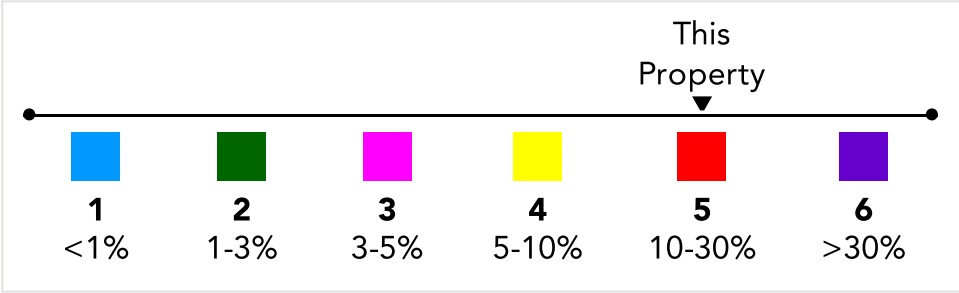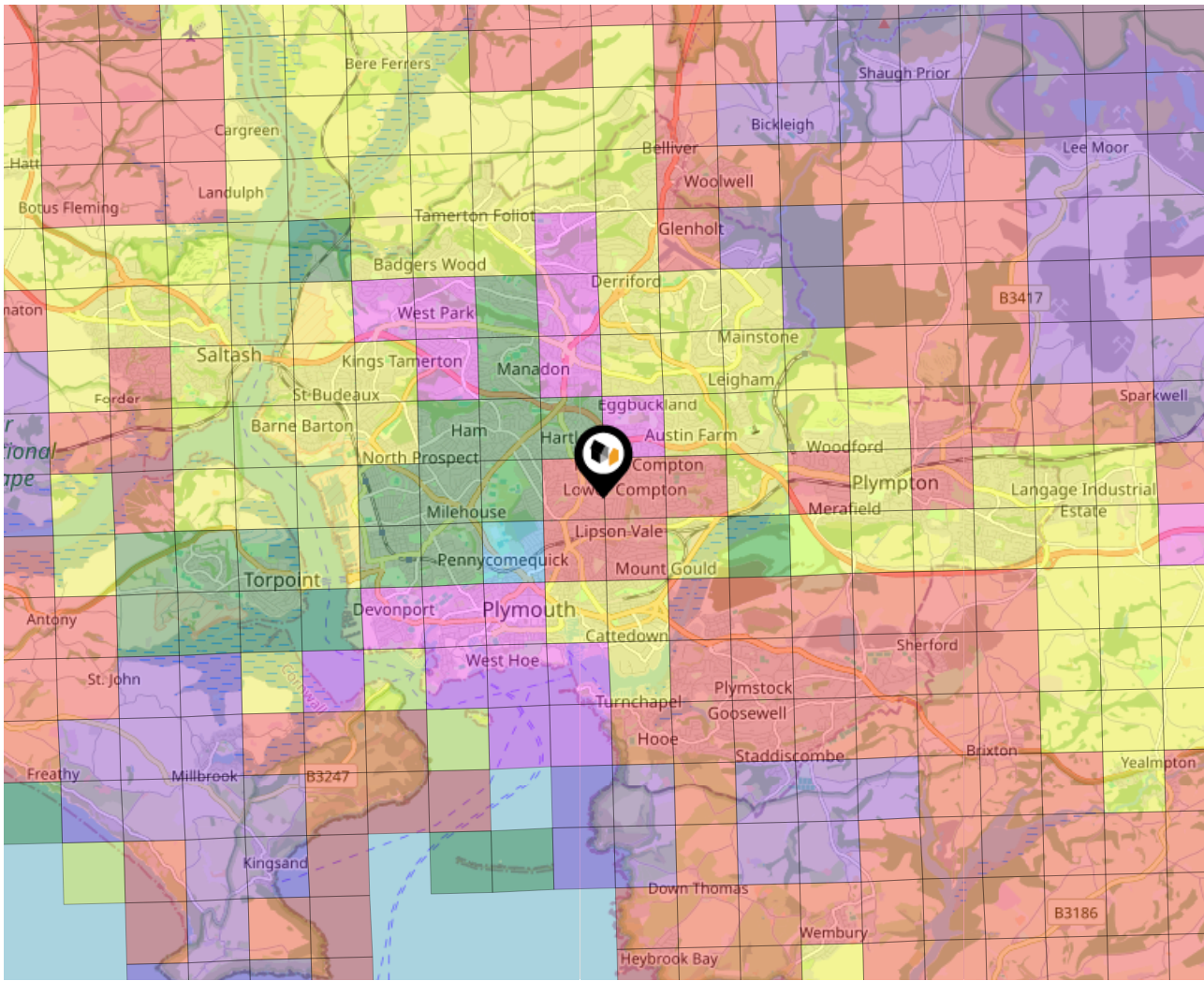
This Property ▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
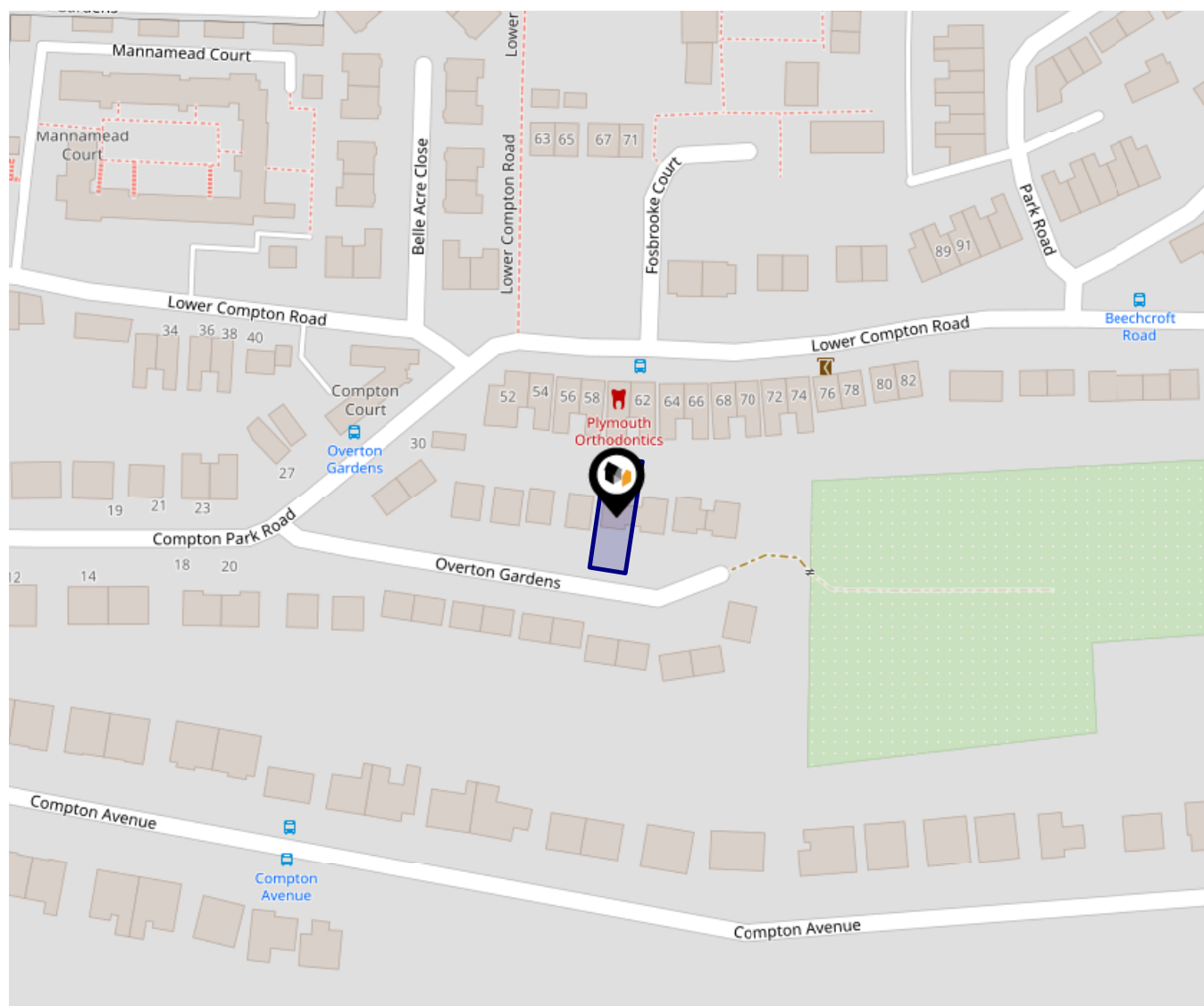
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:
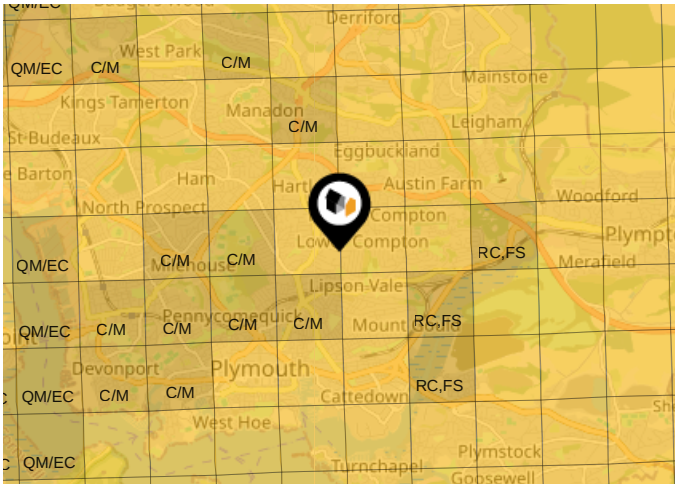
- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess
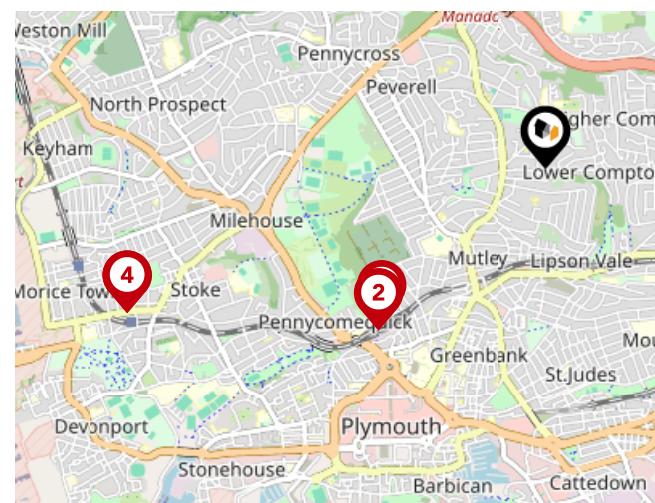
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.06 miles
2	Plymouth Rail Station	1.09 miles
3	Devonport Rail Station	2.09 miles
4	Devonport Rail Station	2.09 miles
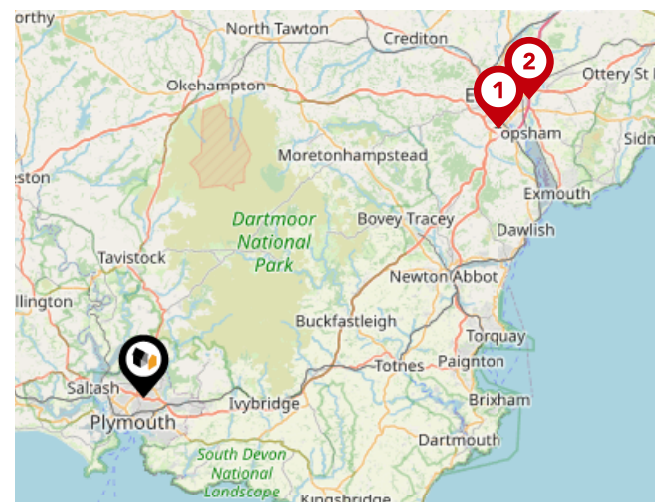
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.59 miles
2	M5 J30	36.73 miles
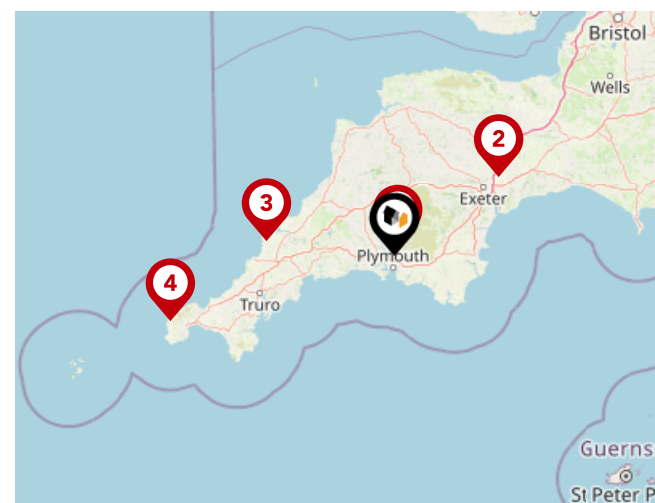
Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.46 miles
2	Exeter Airport	39.16 miles
3	St Mawgan	38.97 miles
4	Joppa	71.01 miles

Area
Transport (Local)
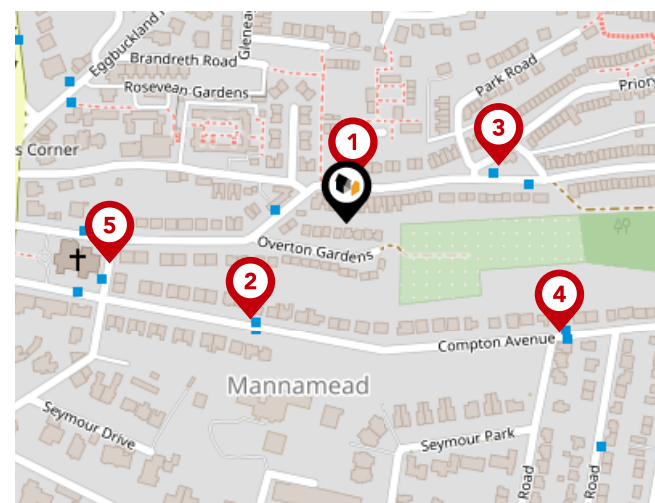
Bus Stops/Stations

Pin	Name	Distance
1	Fosbrooke Court	0.03 miles
2	Compton Avenue	0.08 miles
3	Beechcroft Road	0.1 miles
4	Culme Avenue	0.14 miles
5	Dormy Avenue	0.14 miles
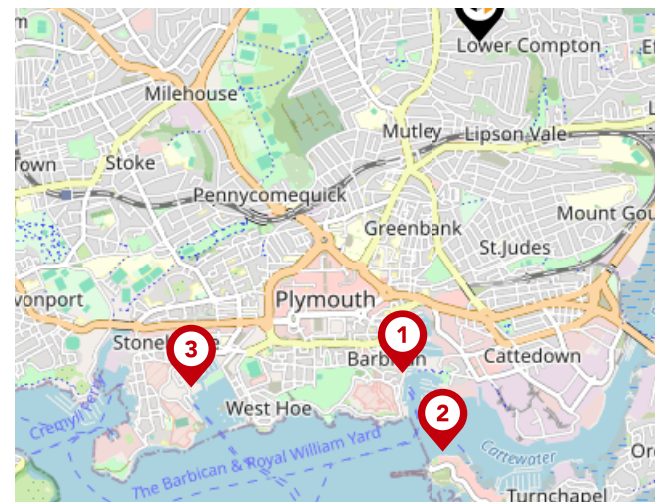
Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.61 miles
2	Plymouth Mount Batten Ferry Landing	1.95 miles
3	Plymouth Ferry Terminal	2.12 miles

Data Quality

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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Land Registry

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Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

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Royal Mail