

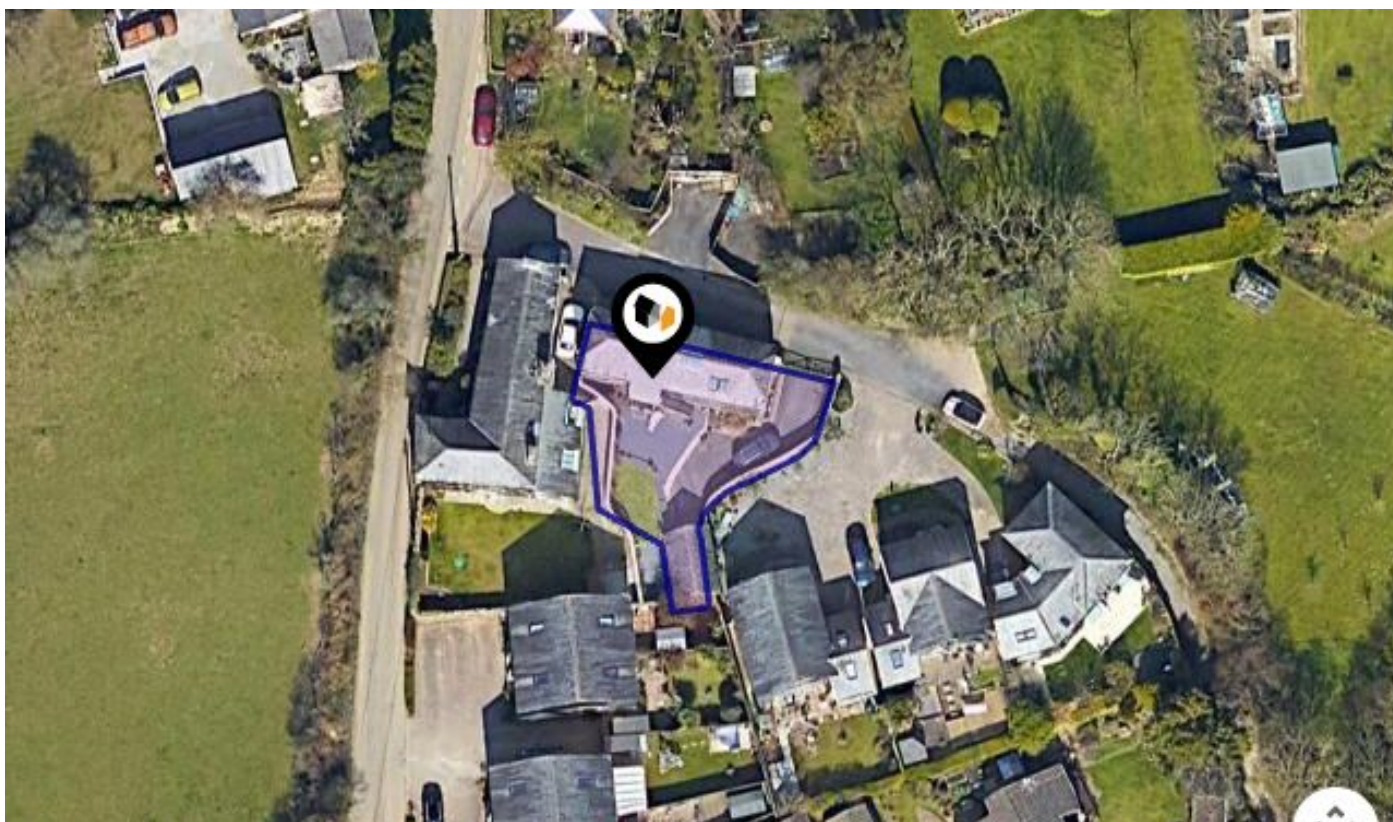


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th September 2025



TREMATON FARM, TREMATON, SALTASH, PL12

6 The Broadway Plymstock Plymouth PL9 7AU

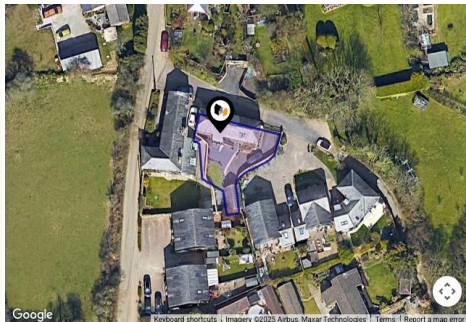
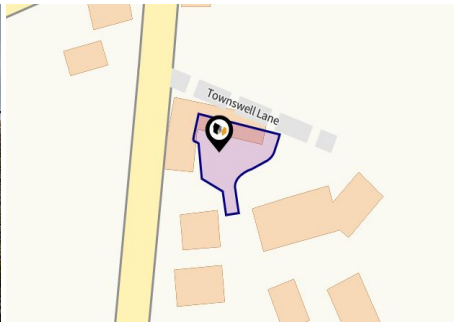
01752 456000

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,539 ft ² / 143 m ²		
Plot Area:	0.07 acres		
Year Built :	2007-2011		
Council Tax :	Band F		
Annual Estimate:	£3,553		
Title Number:	CL275738		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6
mb/s

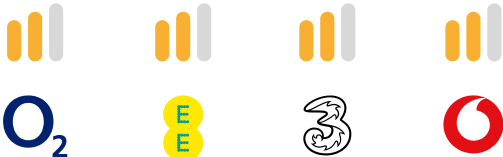


1800
mb/s



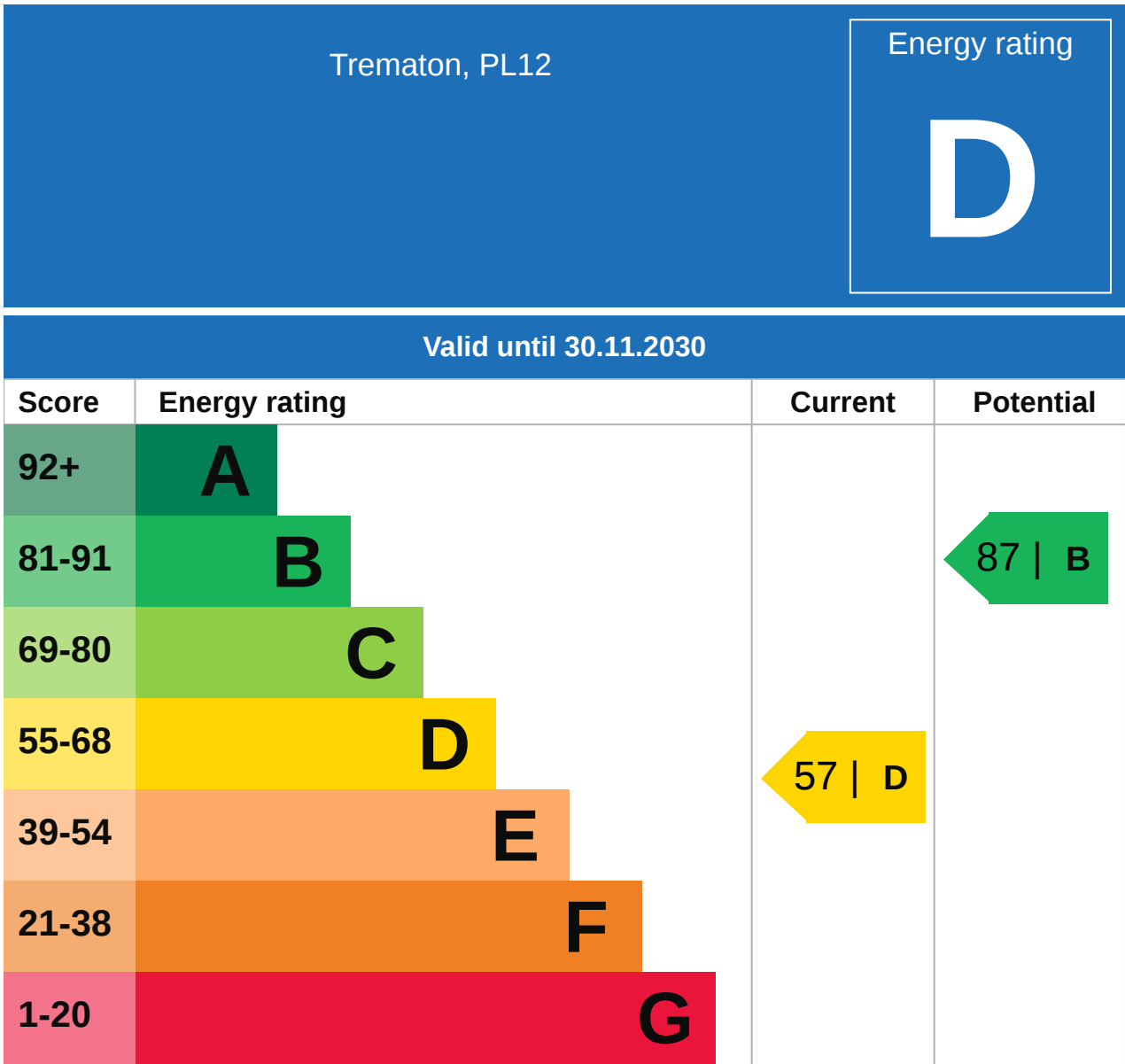
Mobile Coverage:

(based on calls indoors)



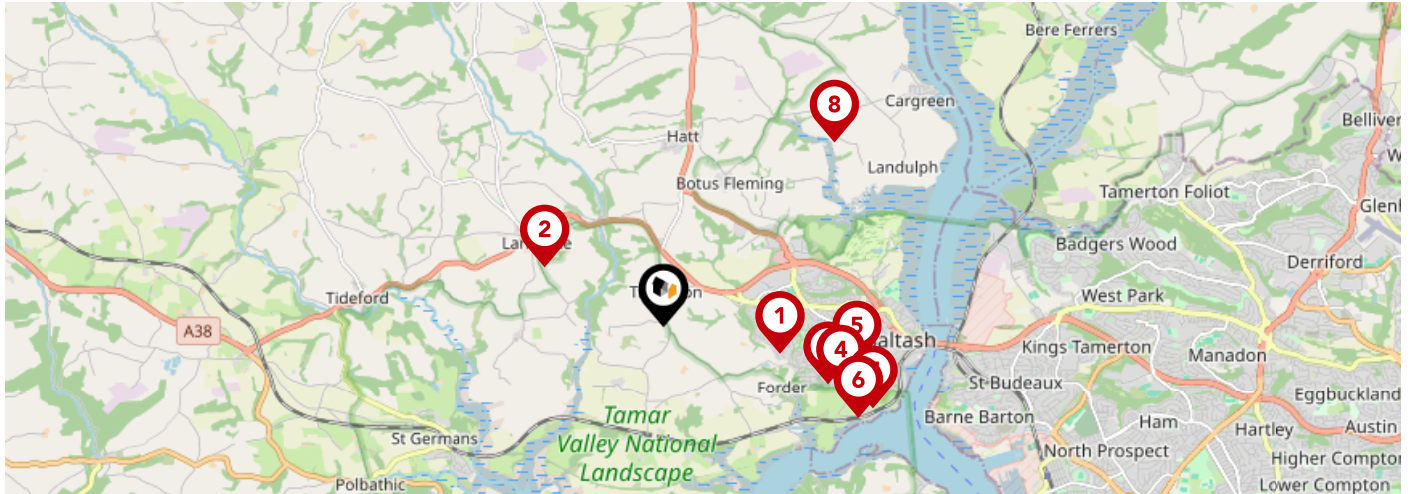
Satellite/Fibre TV Availability:



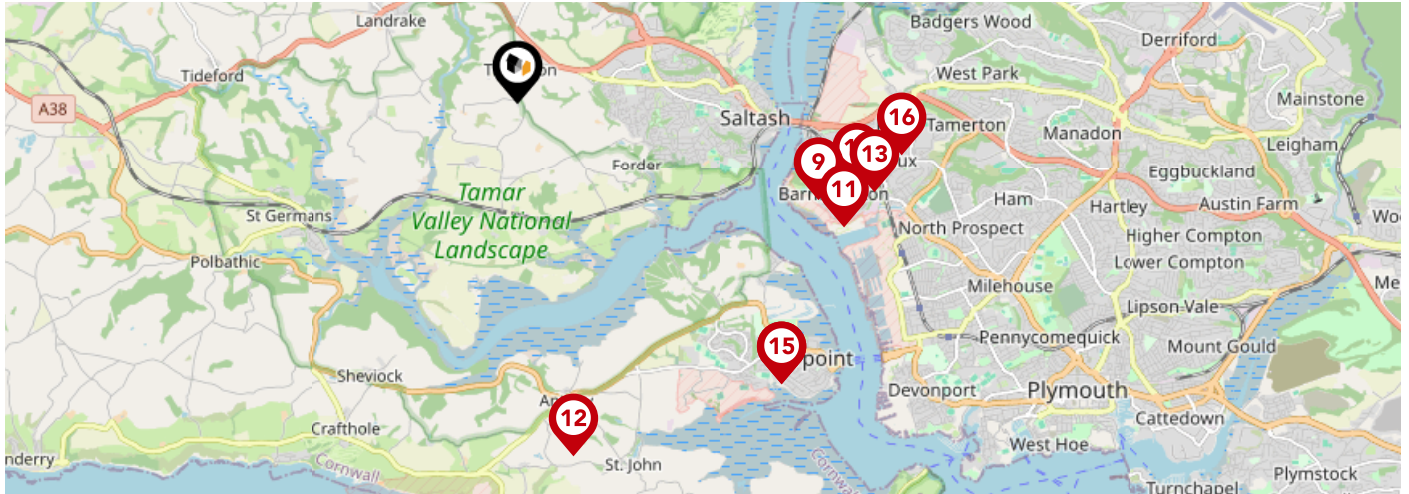


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	143 m ²

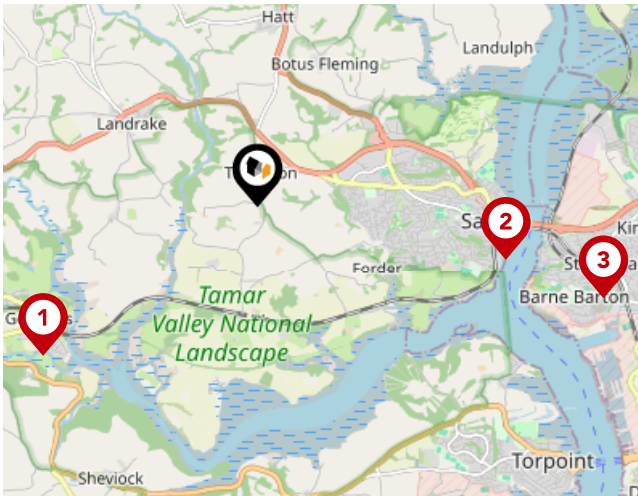


		Nursery	Primary	Secondary	College	Private
1	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:1.13	☐	☒	☐	☐	☐
2	Sir Robert Geffery's Voluntary Aided Church of England Primary School Ofsted Rating: Good Pupils: 211 Distance:1.25	☐	☒	☐	☐	☐
3	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:1.65	☐	☐	☒	☐	☐
4	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:1.78	☐	☒	☐	☐	☐
5	Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:1.86	☐	☒	☐	☐	☐
6	Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:2.04	☐	☐	☒	☐	☐
7	Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:2.13	☐	☒	☐	☐	☐
8	Landulph School Ofsted Rating: Good Pupils: 71 Distance:2.37	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:2.99	☐	☐	☒	☐	☐
10	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:3.3	☐	☒	☐	☐	☐
11	Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:3.3	☐	☒	☐	☐	☐
12	Antony Church of England School Ofsted Rating: Good Pupils: 84 Distance:3.37	☐	☒	☐	☐	☐
13	Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance:3.48	☐	☒	☐	☐	☐
14	Carbeile Junior School Ofsted Rating: Good Pupils: 334 Distance:3.64	☐	☒	☐	☐	☐
15	Torpoint Community College Ofsted Rating: Good Pupils: 748 Distance:3.64	☐	☐	☒	☐	☐
16	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:3.67	☐	☐	☒	☐	☐

Area Transport (National)



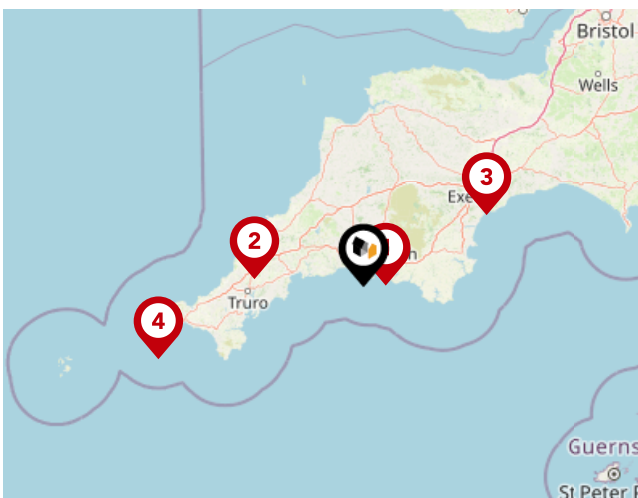
National Rail Stations

Pin	Name	Distance
1	St Germans Rail Station	2.47 miles
2	Saltash Rail Station	2.4 miles
3	St Budeaux Victoria Road Rail Station	3.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	37.62 miles
2	M5 J30	40.68 miles

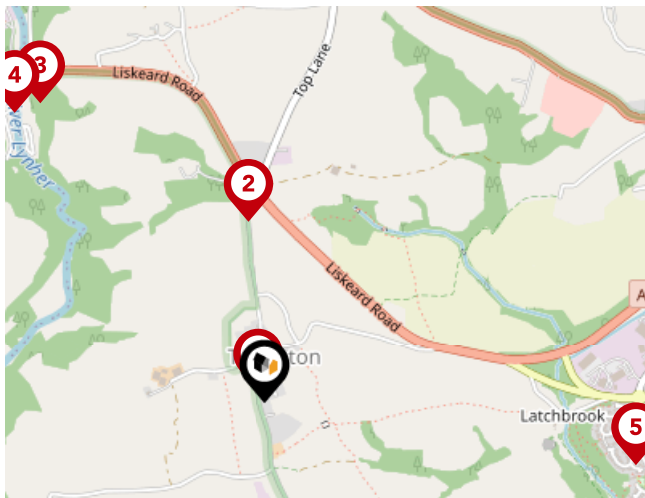


Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.73 miles
2	St Mawgan	32.81 miles
3	Exeter Airport	43.12 miles
4	Joppa	65.79 miles

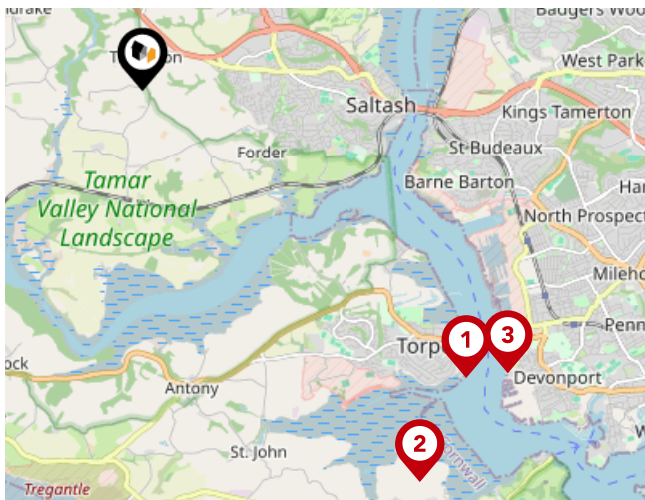
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Lane	0.03 miles
2	Stoketon	0.43 miles
3	Junction	0.88 miles
4	Junction	0.9 miles
5	Pondfield Road	0.89 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	4.09 miles
2	Cawsand Beach Ferry Landing Pier	4.53 miles
3	Devonport Ferry Terminal	4.35 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

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.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

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6 The Broadway Plymstock Plymouth PL9
7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com

