

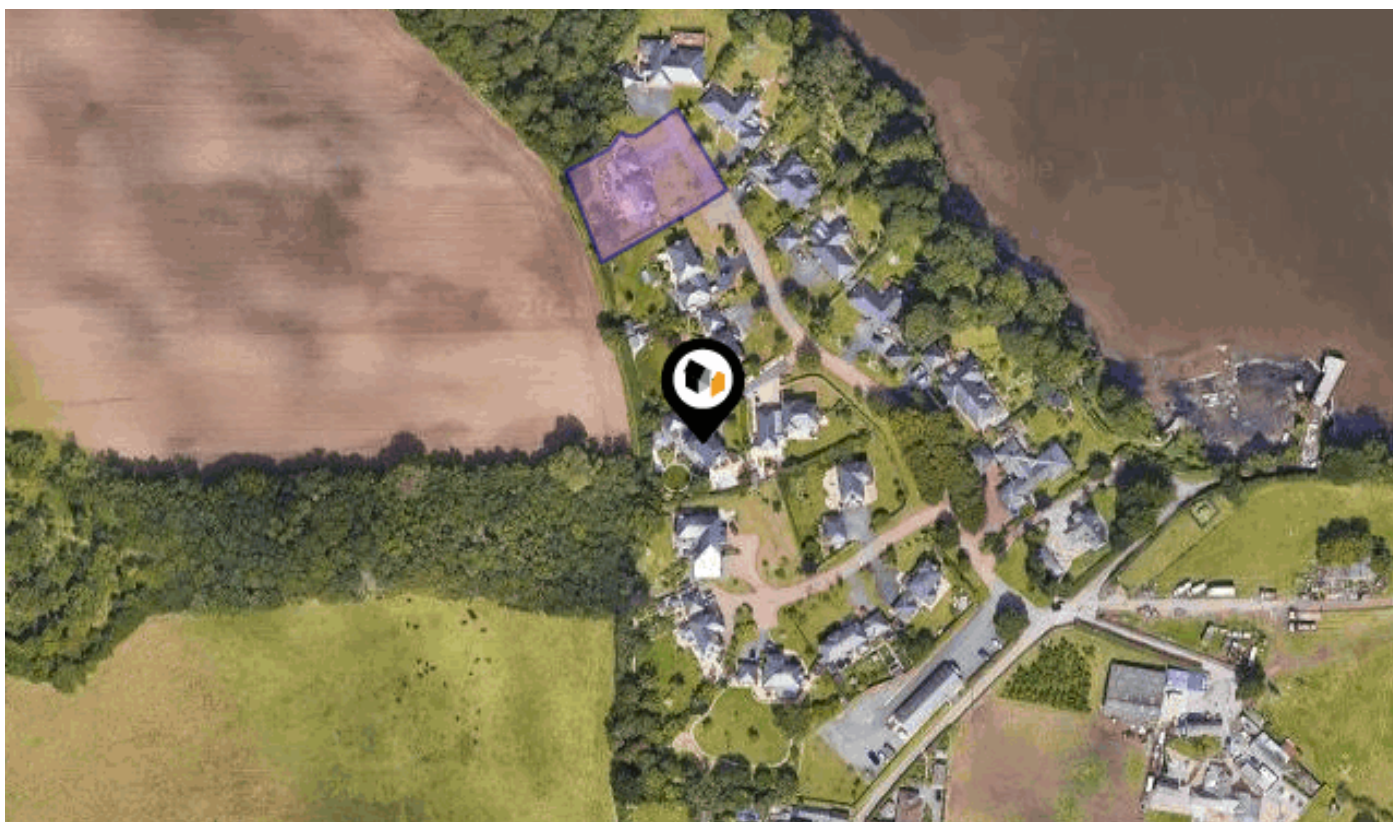


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th August 2025



COVE MEADOW, WILCOVE, TORPOINT, PL11

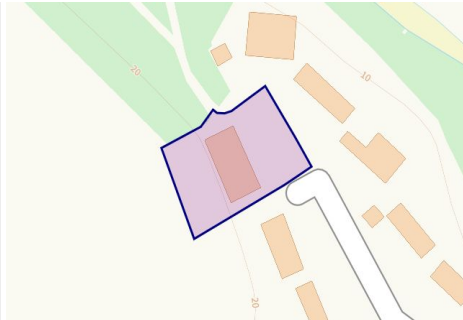
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com






















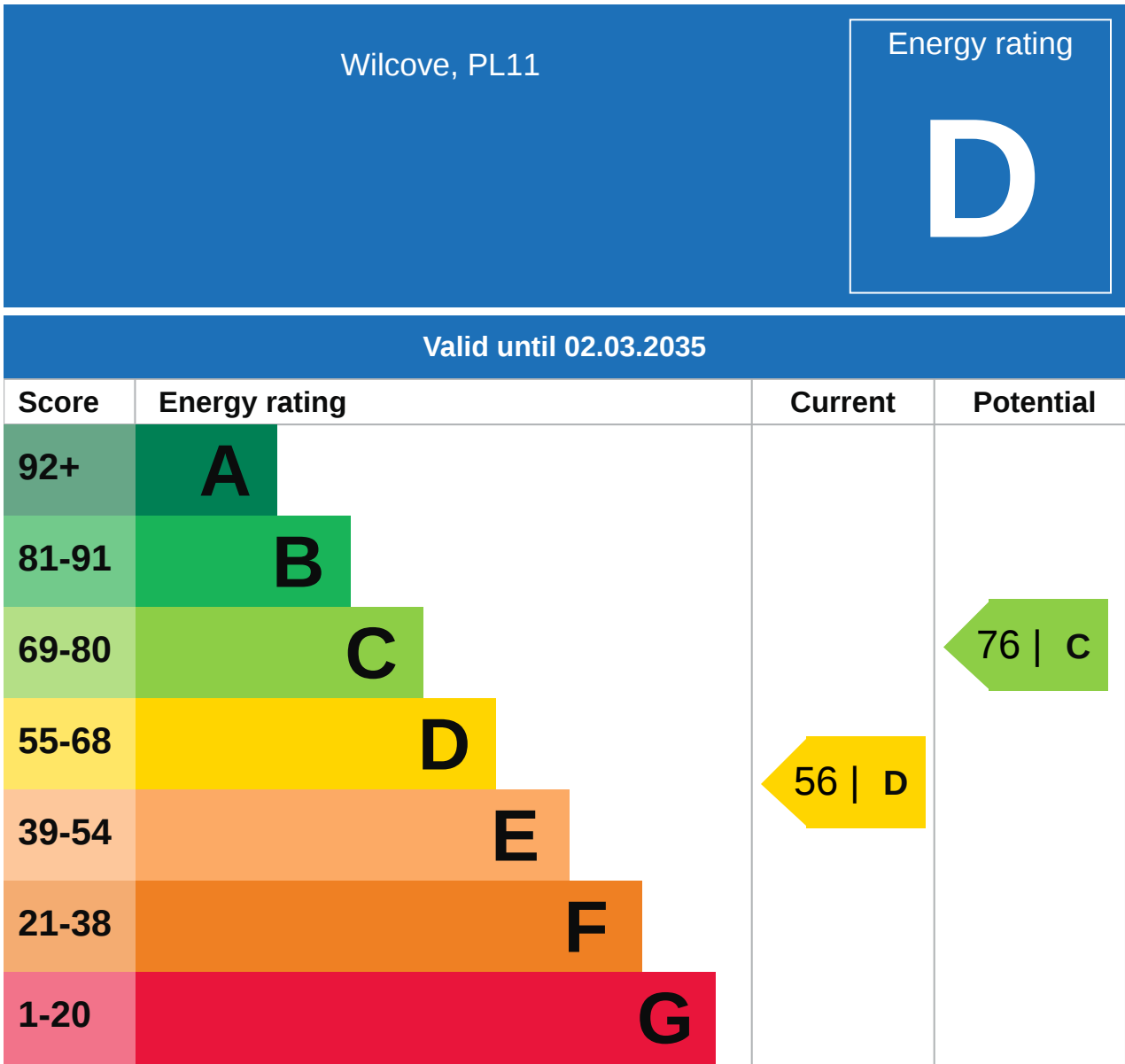
Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,593 ft ² / 148 m ² | | |
| Plot Area: | 0.39 acres | | |
| Council Tax : | Band F | | |
| Annual Estimate: | £3,553 | | |
| Title Number: | CL151067 | | |

Local Area

| | | | | |
|--------------------|----------|---|--|---|
| Local Authority: | Cornwall | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 15 mb/s | 40 mb/s | 1000 mb/s |
| • Surface Water | Very low |  |  |  |

| Mobile Coverage: | | | Satellite/Fibre TV Availability: | | | |
|---|---|---|---|---|--|---|
| (based on calls indoors) | | | | | | |
|  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |



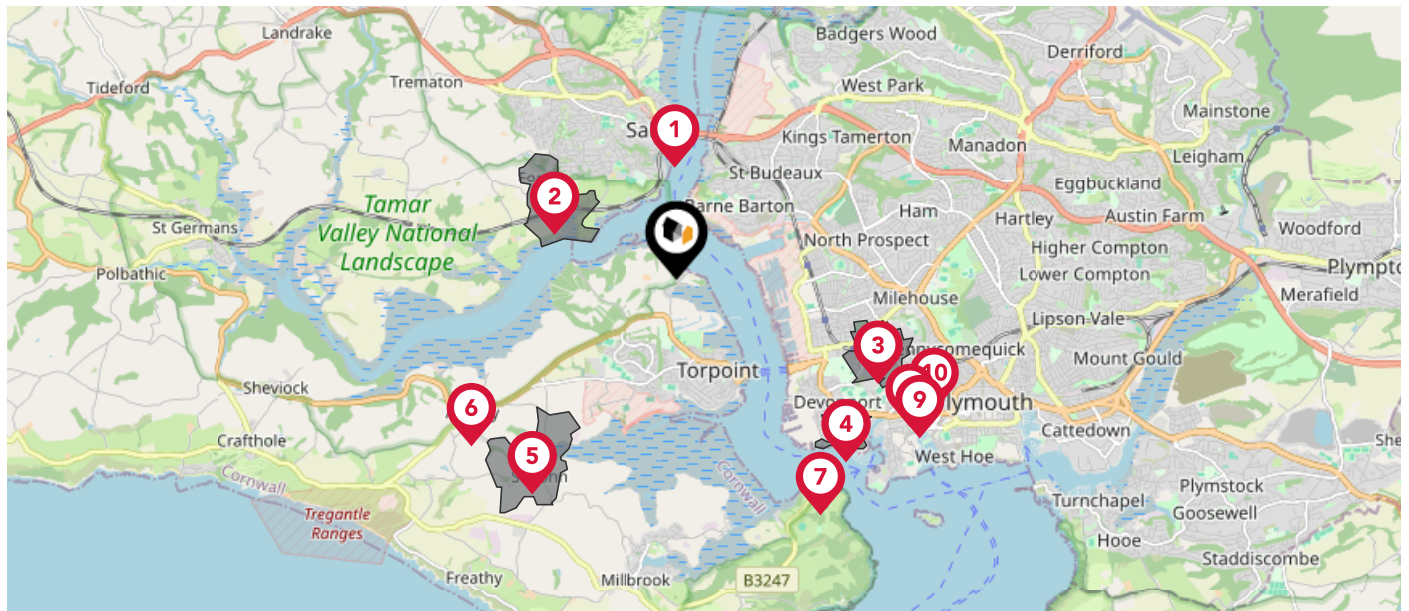
Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Oil (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 2 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in 81% of fixed outlets |
| Floors: | Suspended, limited insulation (assumed) |
| Total Floor Area: | 148 m ² |

Maps

Conservation Areas

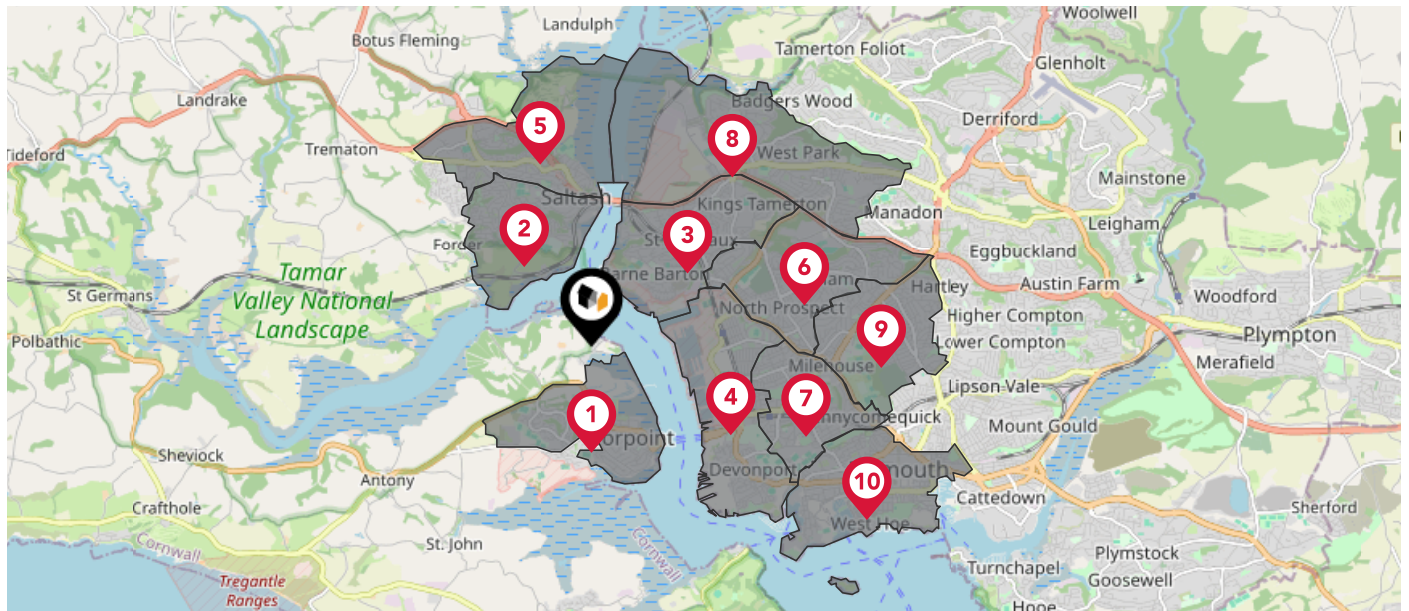
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Lower Fore Street, Saltash
- 2 Forder and Antony Passage
- 3 Stoke
- 4 Devonport
- 5 St John
- 6 Antony
- 7 Cremyll
- 8 Royal Naval Hospital
- 9 Adelaide Street/Clarence Place
- 10 North Stonehouse

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

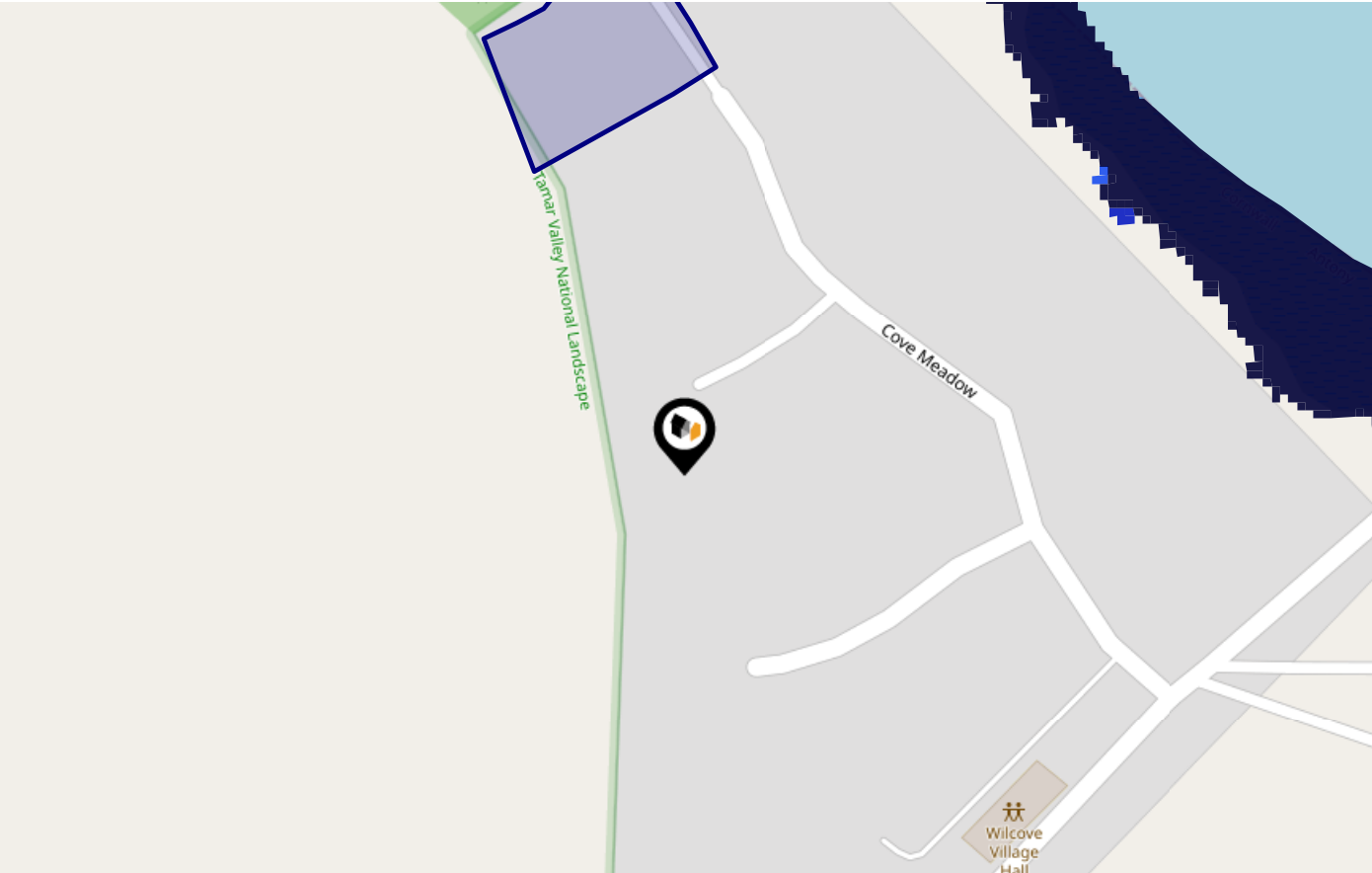
- 1 Torpoint ED
- 2 Saltash Essa ED
- 3 St. Budeaux Ward
- 4 Devonport Ward
- 5 Saltash Tamar ED
- 6 Ham Ward
- 7 Stoke Ward
- 8 Honicknowle Ward
- 9 Peverell Ward
- 10 St. Peter and the Waterfront Ward

Flood Risk

Rivers & Seas - Flood Risk



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

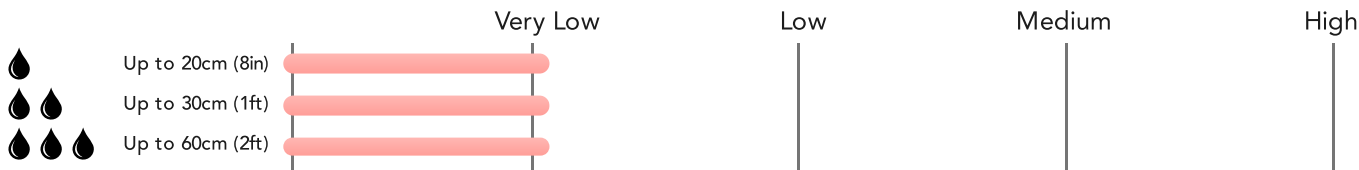


Risk Rating: Very low

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:

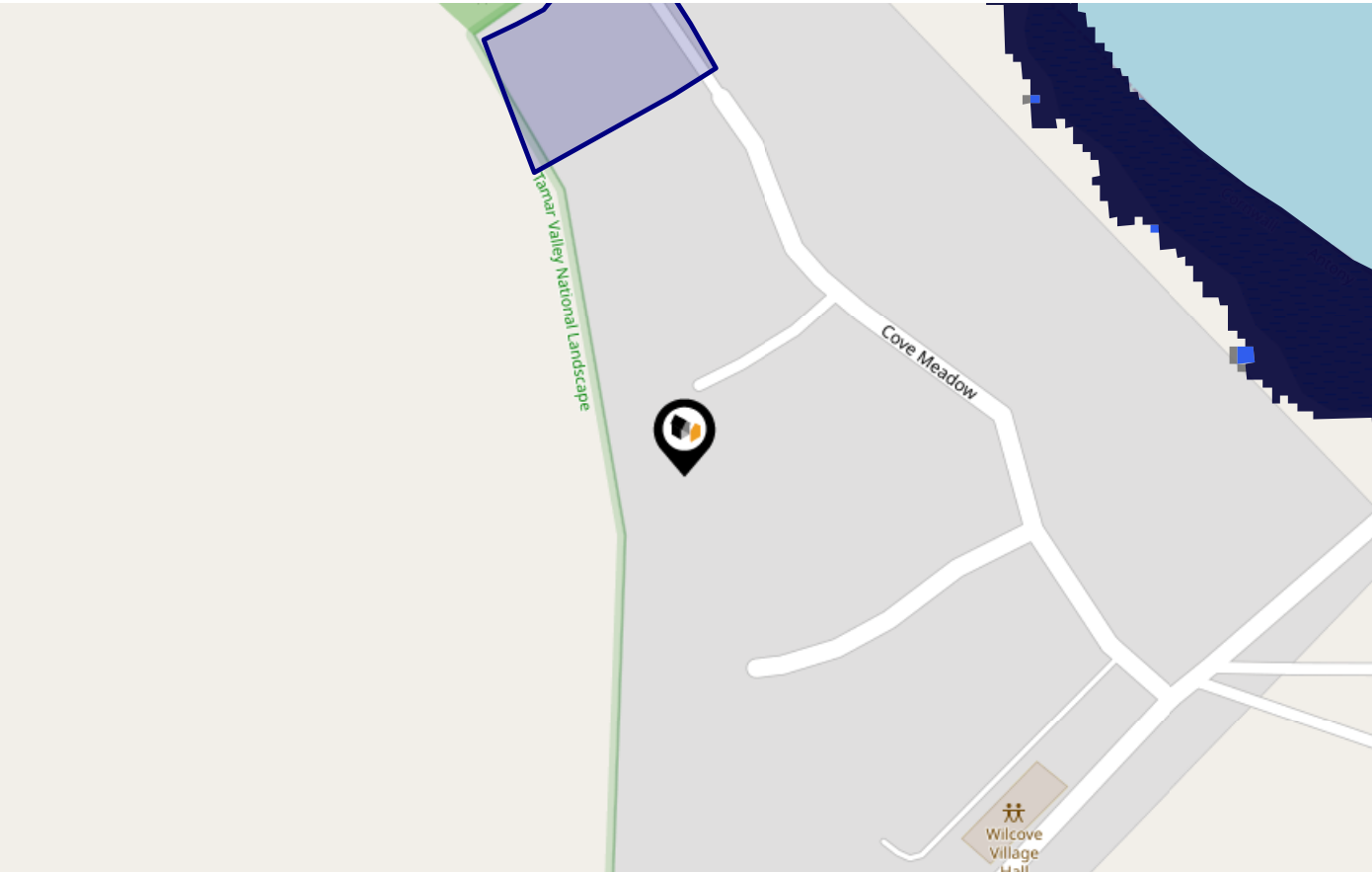


Flood Risk

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.



Risk Rating: Very low

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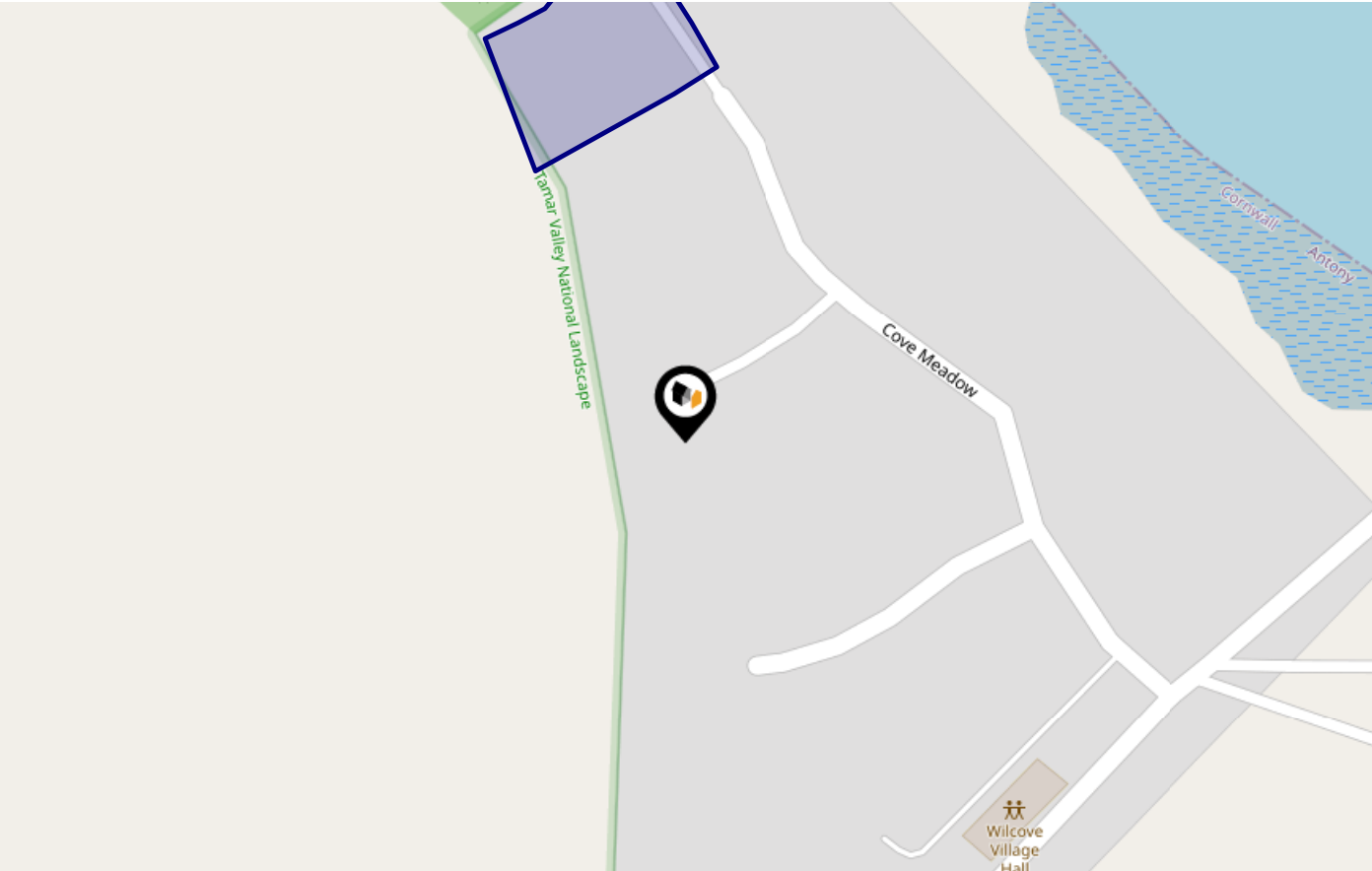


Flood Risk

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.

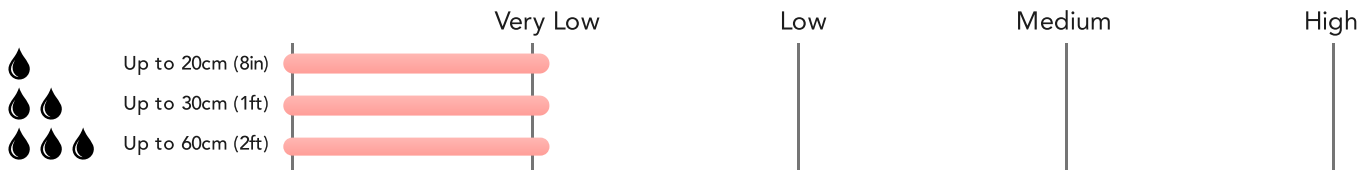


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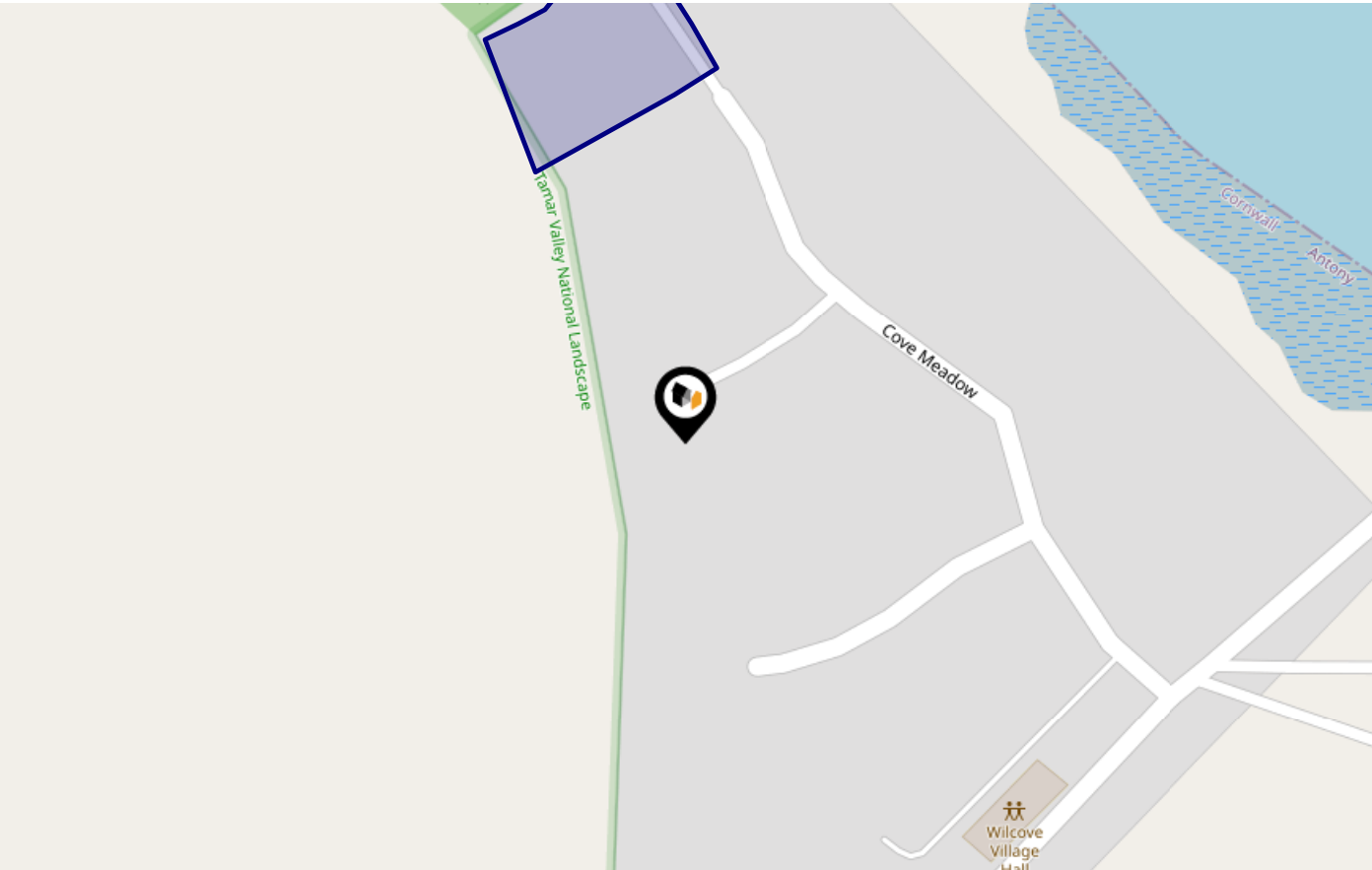


Flood Risk

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

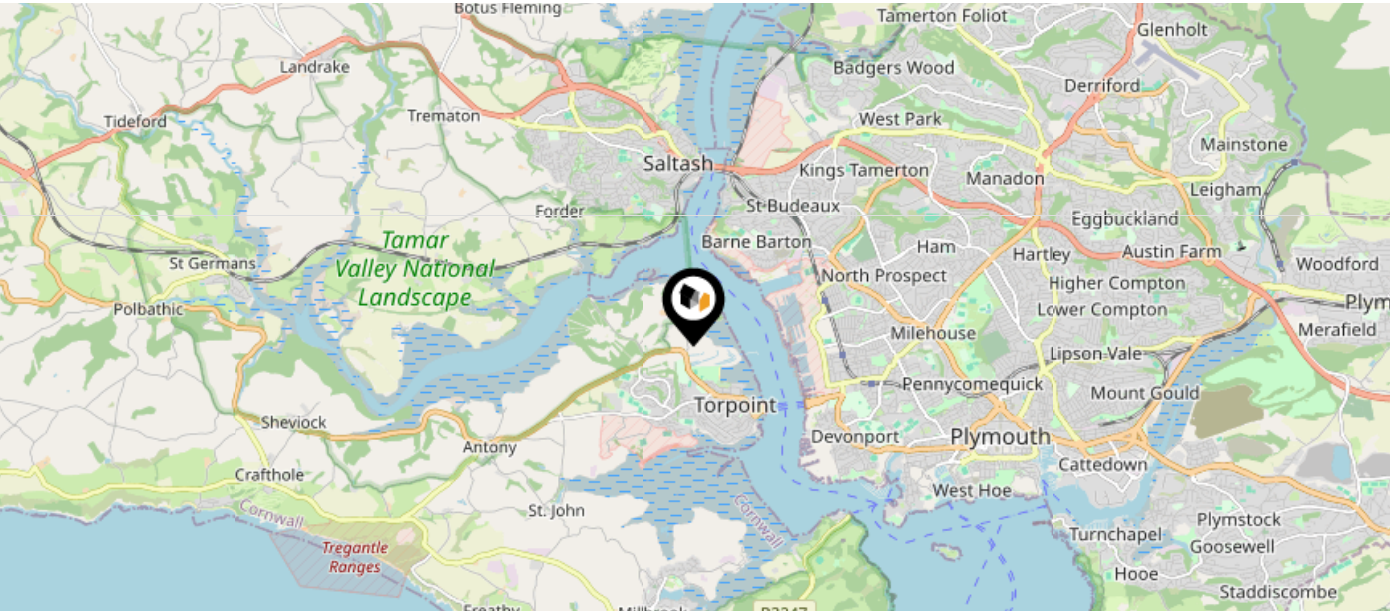
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Chance of flooding to the following depths at this property:

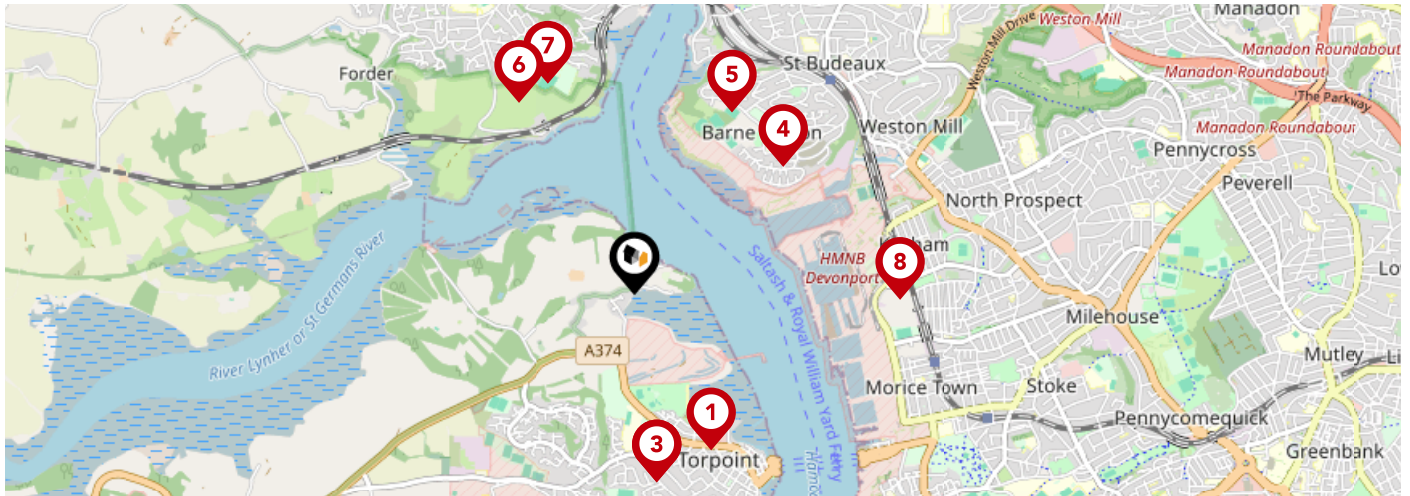


This map displays nearby areas that have been designated as Green Belt...

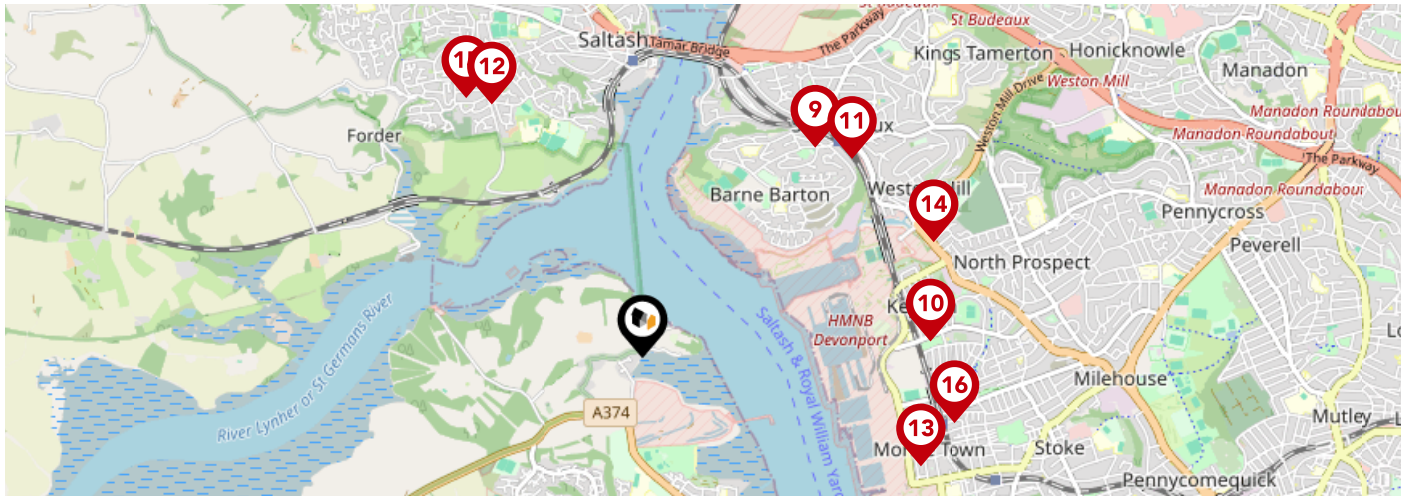










Nearby Green Belt Land

No data available.



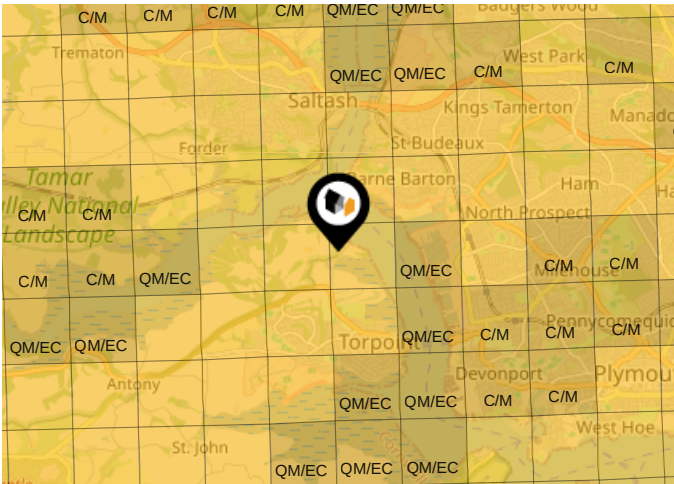
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Torpoint Nursery and Infant School Ofsted Rating: Outstanding Pupils: 233 Distance:0.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Carbeile Junior School Ofsted Rating: Good Pupils: 334 Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Torpoint Community College Ofsted Rating: Good Pupils: 748 Distance:0.89 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Riverside Community Primary School Ofsted Rating: Good Pupils: 445 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated Pupils: 75 Distance:0.98 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:1.06 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Bishop Cornish CofE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:1.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance: 1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance: 1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Victoria Road Primary Ofsted Rating: Good Pupils: 212 Distance: 1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance: 1.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance: 1.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance: 1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance: 1.49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | College Road Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

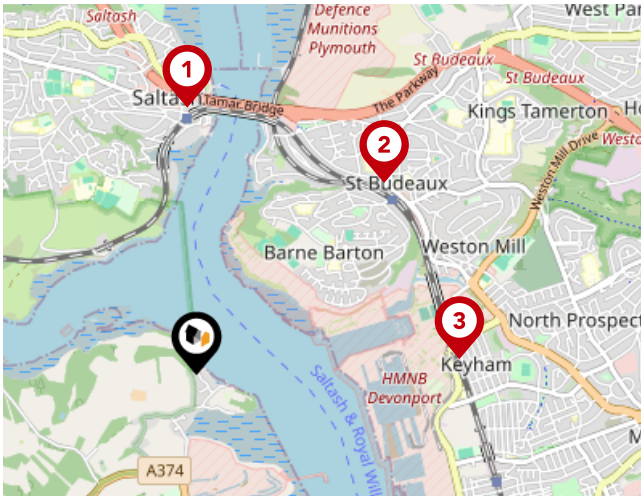
| | | | |
|-------------------------------|---------------|----------------------|----------------------|
| Carbon Content: | NONE | Soil Texture: | SILTY LOAM |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | MEDIUM(SILTY) | | |



Primary Classifications (Most Common Clay Types)

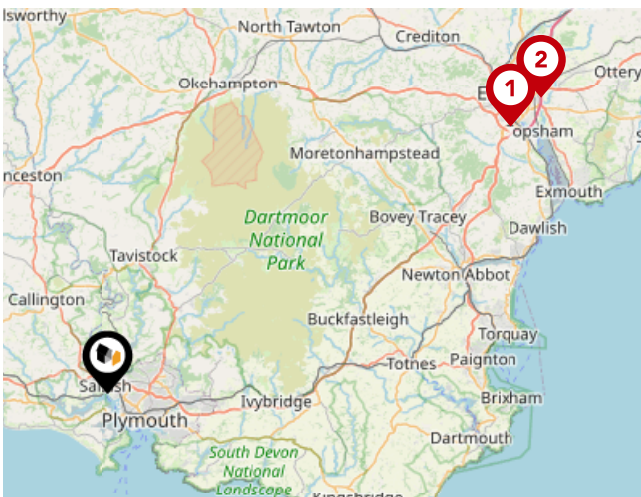
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | 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 |

Area Transport (National)



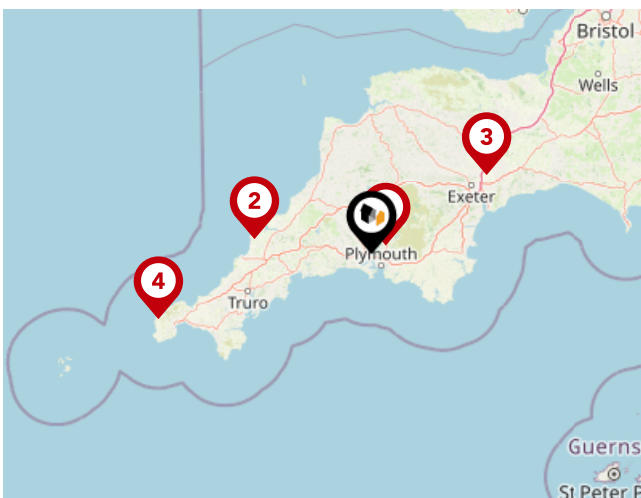
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------------------|------------|
| 1 | Saltash Rail Station | 1.27 miles |
| 2 | St Budeaux Victoria Road Rail Station | 1.27 miles |
| 3 | Keyham Rail Station | 1.24 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 36.51 miles |
| 2 | M5 J30 | 39.63 miles |

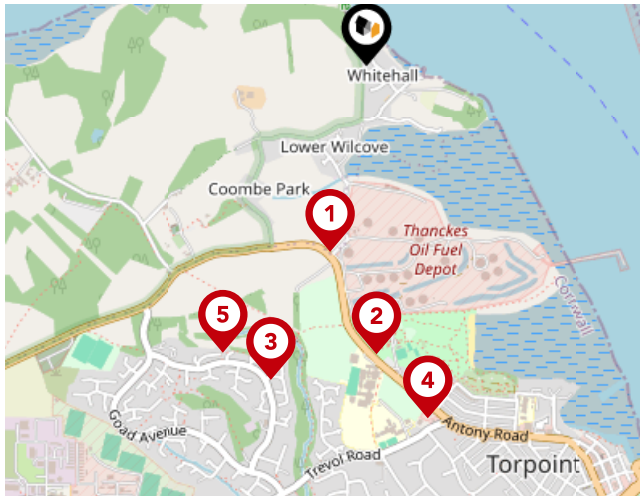


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 4.9 miles |
| 2 | St Mawgan | 35.37 miles |
| 3 | Exeter Airport | 42.06 miles |
| 4 | Joppa | 67.54 miles |

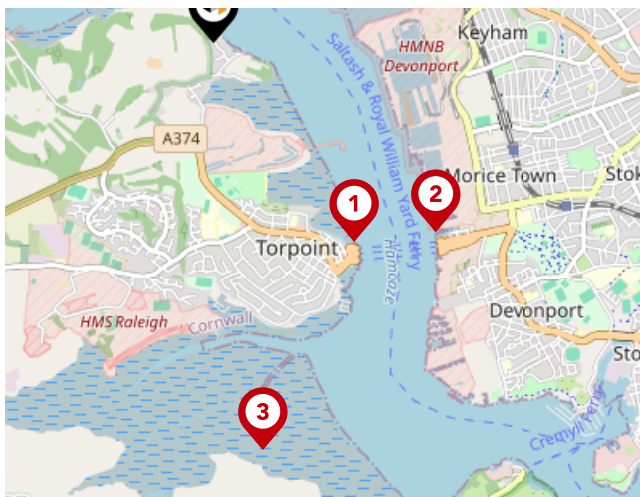
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Wilcove Turn | 0.45 miles |
| 2 | School | 0.68 miles |
| 3 | Pendennis Close | 0.78 miles |
| 4 | Spar | 0.85 miles |
| 5 | Kynance Close | 0.76 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Torpoint Ferry Terminal | 1.15 miles |
| 2 | Devonport Ferry Terminal | 1.38 miles |
| 3 | Cawsand Beach Ferry Landing Pier | 1.93 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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