

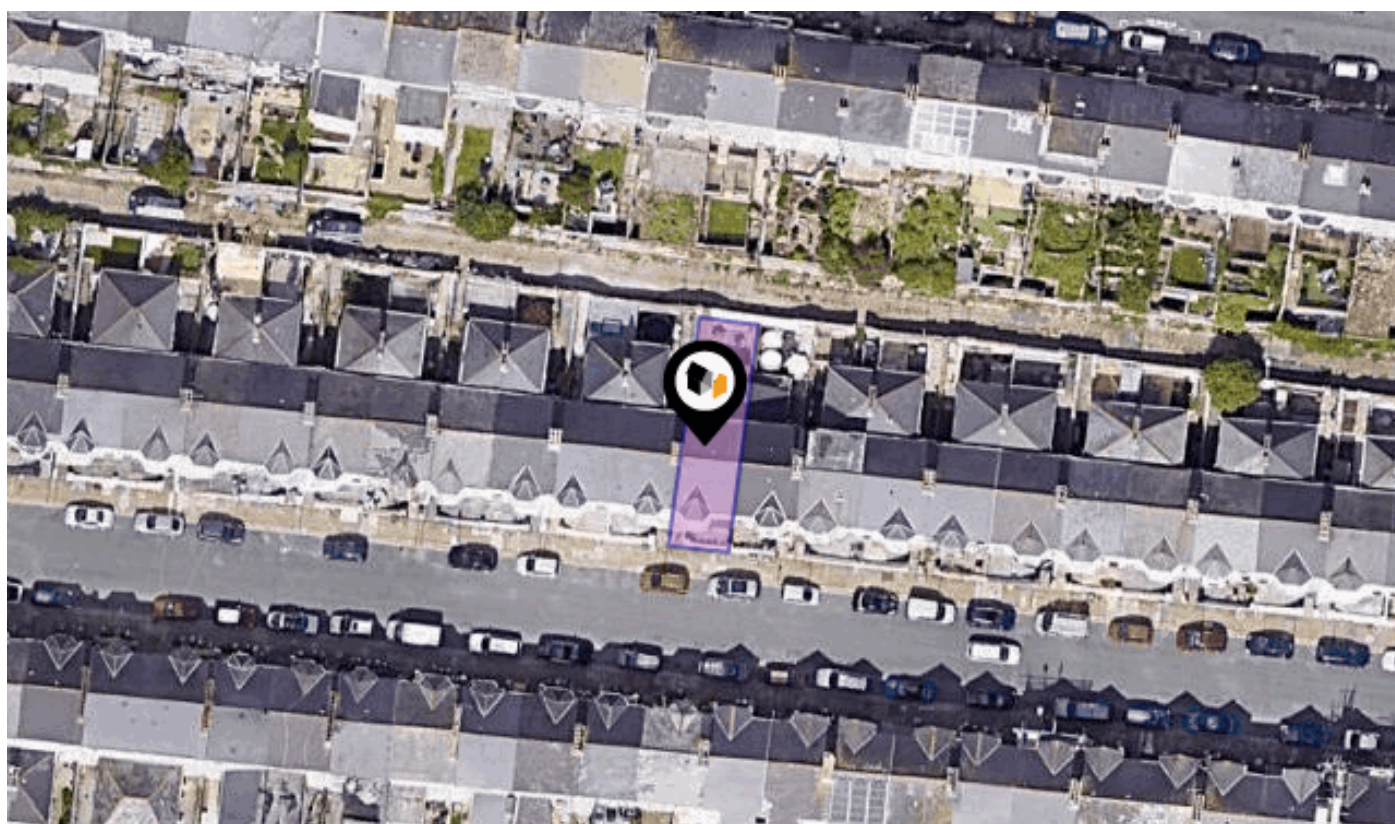


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th September 2025



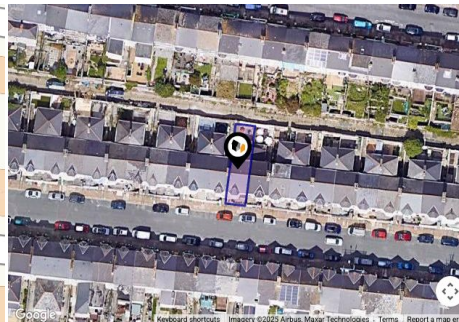
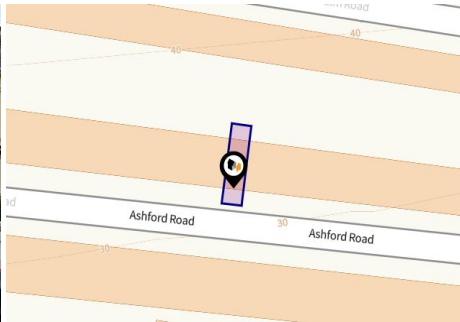
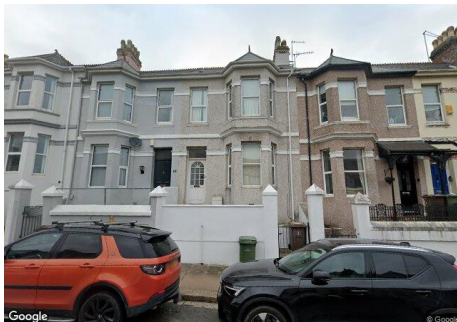
ASHFORD ROAD, PLYMOUTH, PL4

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,809
Title Number:	DN366460

Tenure: Freehold

Local Area

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

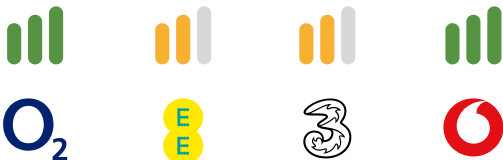
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8	59	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)

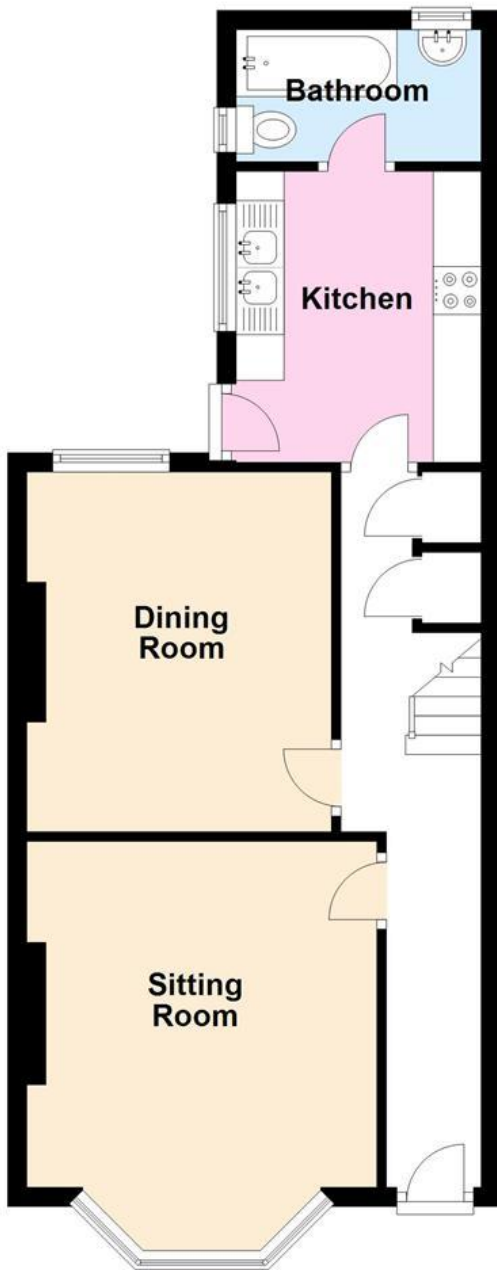


Satellite/Fibre TV Availability:

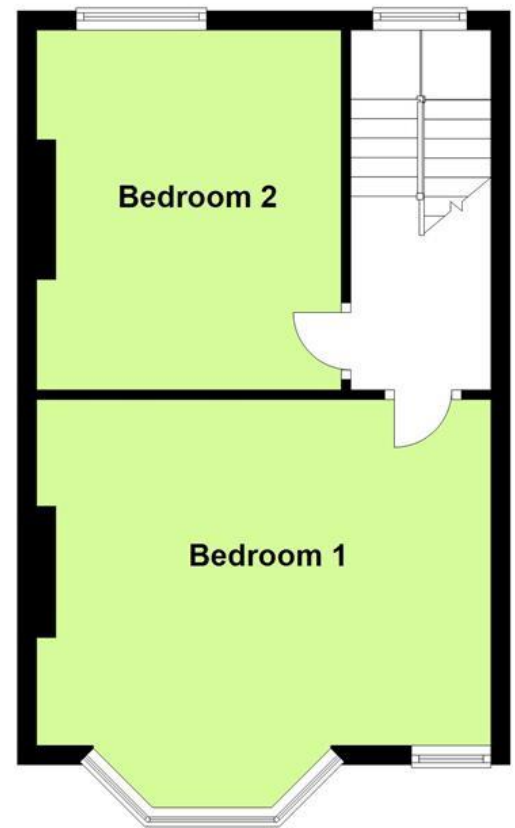


ASHFORD ROAD, PLYMOUTH, PL4

Ground Floor



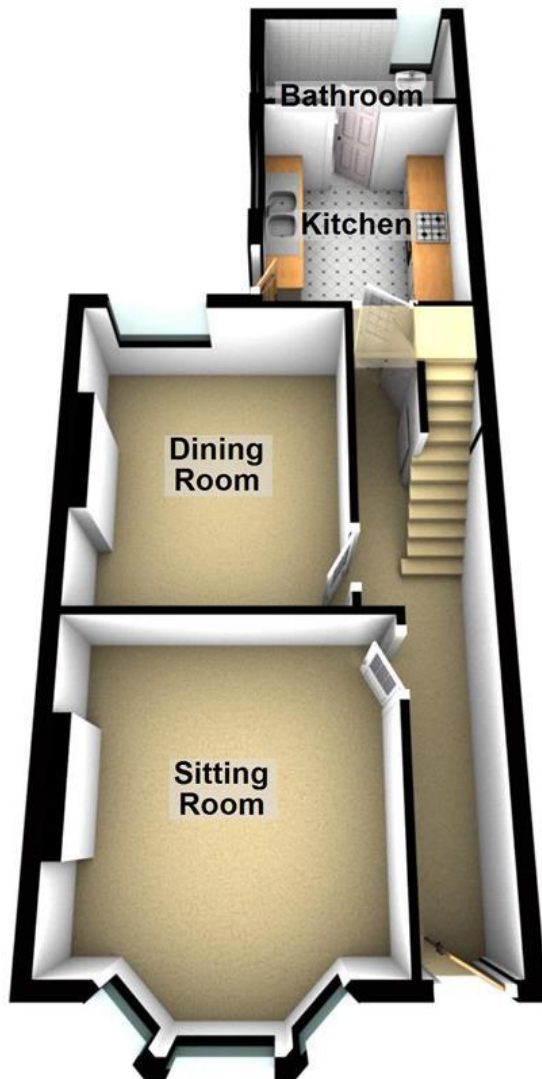
First Floor



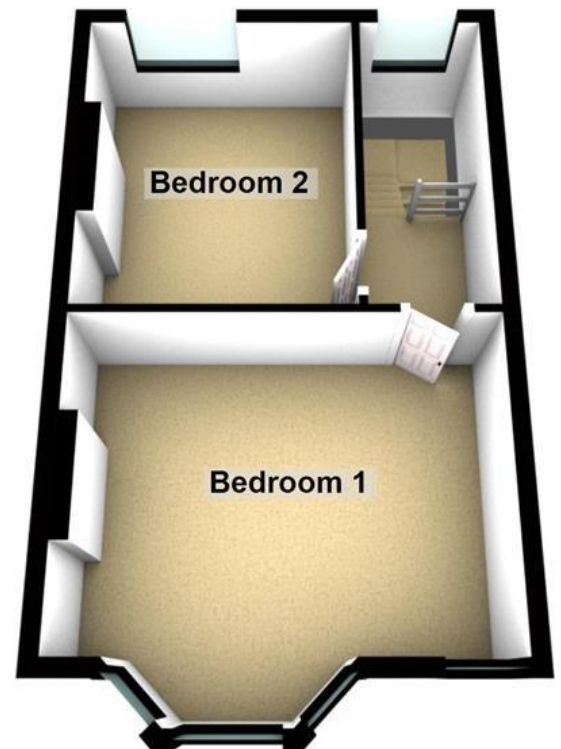
Total area: approx. 83.6 sq. metres (900.1 sq. feet)

ASHFORD ROAD, PLYMOUTH, PL4

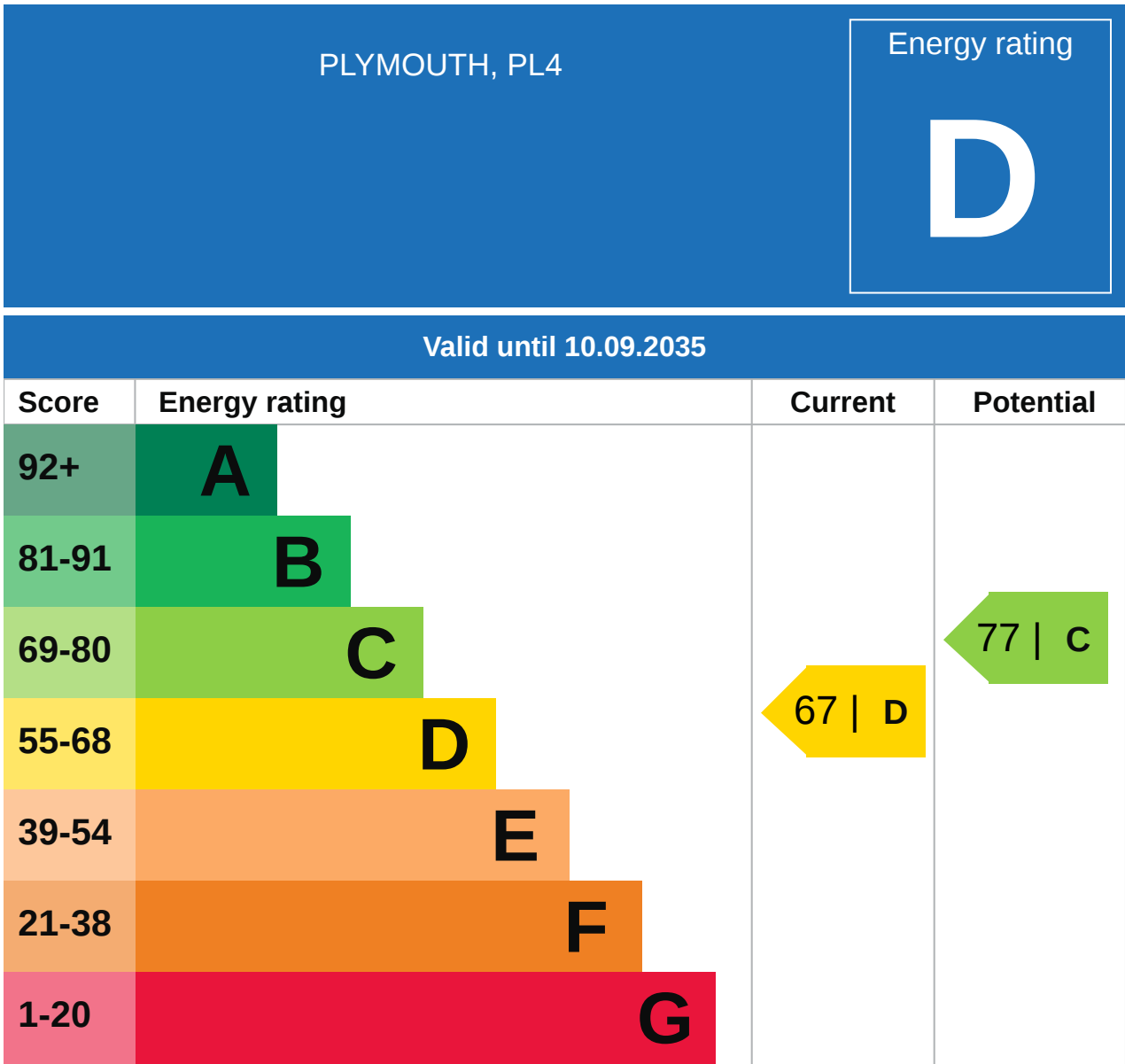
Ground Floor



First Floor

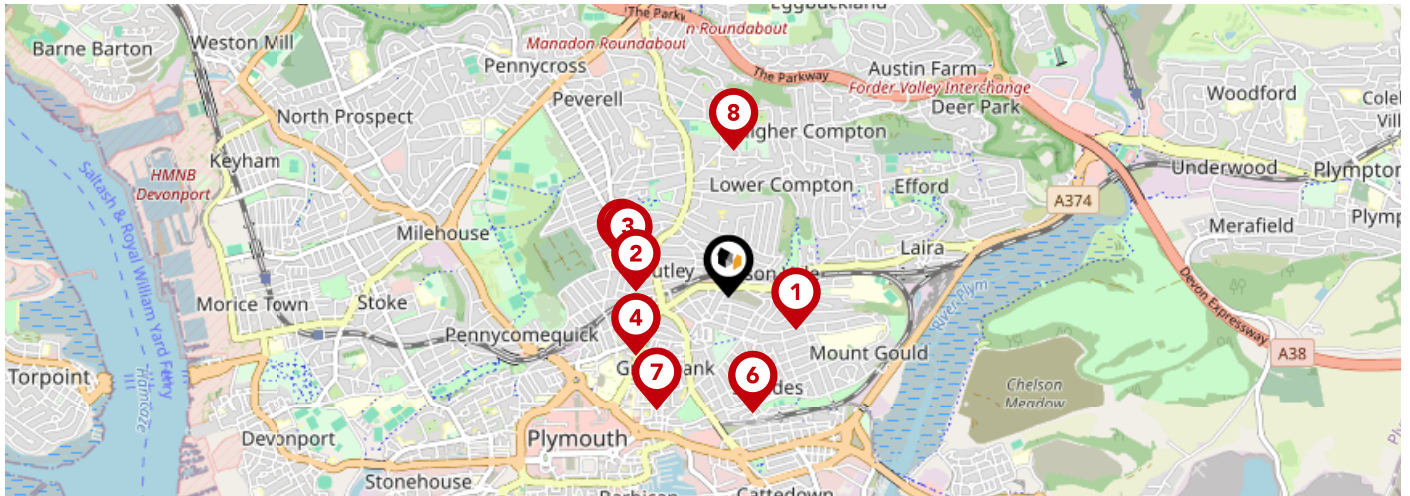


Total area: approx. 83.6 sq. metres (900.1 sq. feet)

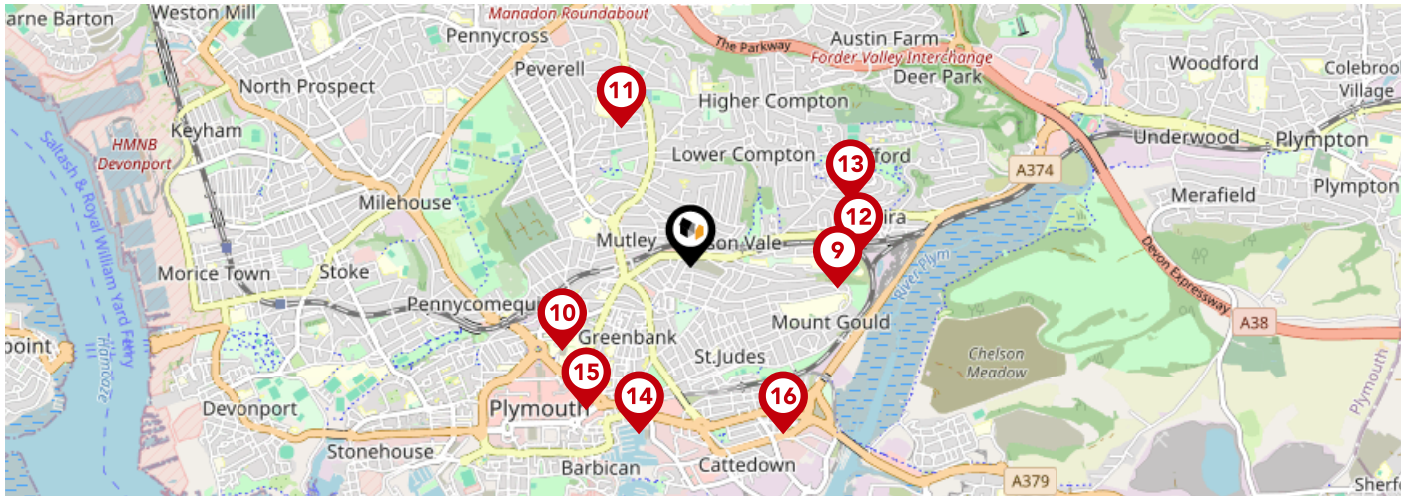


Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	93 m ²



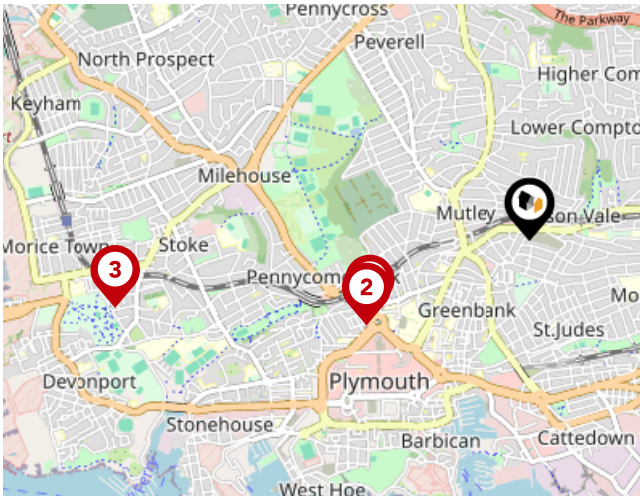
		Nursery	Primary	Secondary	College	Private
1	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.35	☐	☒	☐	☐	☐
2	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.44	☐	☐	☒	☐	☐
3	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.5	☐	☒	☐	☐	☐
4	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.52	☐	☐	☒	☐	☐
5	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.54	☐	☒	☐	☐	☐
6	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:0.56	☐	☒	☐	☐	☐
7	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.63	☐	☒	☐	☐	☐
8	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.7	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:0.7	☐	☐	☒	☐	☐
10	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.73	☐	☒	☐	☐	☐
11	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.74	☐	☒	☐	☐	☐
12	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.79	☐	☒	☐	☐	☐
13	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.82	☐	☒	☐	☐	☐
14	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.82	☐	☒	☐	☐	☐
15	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.83	☐	☐	☒	☐	☐
16	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.9	☐	☒	☐	☐	☐

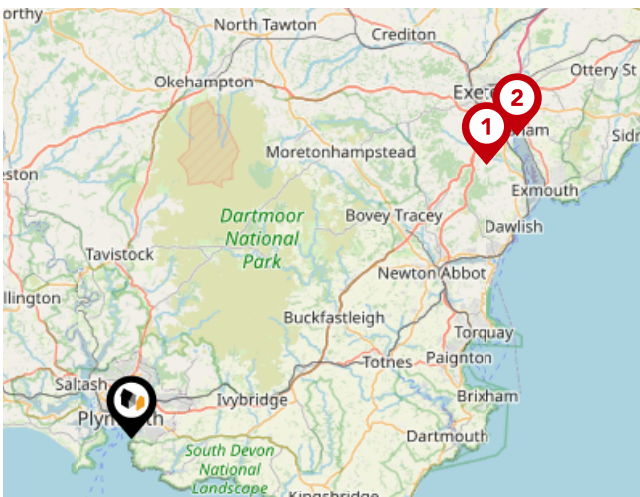
Area

Transport (National)



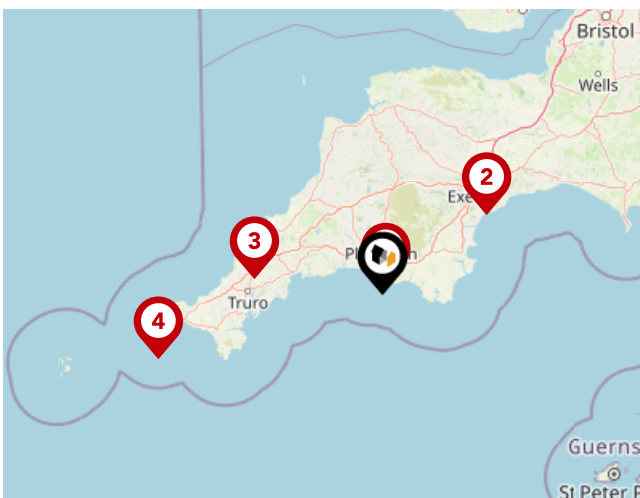
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.84 miles
2	Plymouth Rail Station	0.87 miles
3	Devonport Rail Station	1.99 miles



Trunk Roads/Motorways

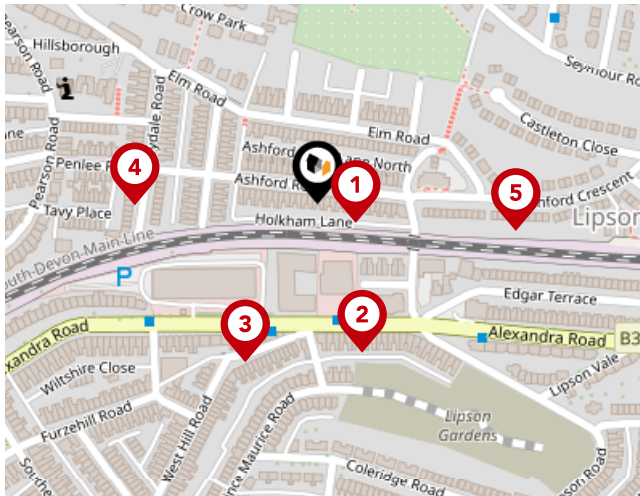
Pin	Name	Distance
1	M5 J31	33.82 miles
2	M5 J30	36.96 miles



Airports/Helipads

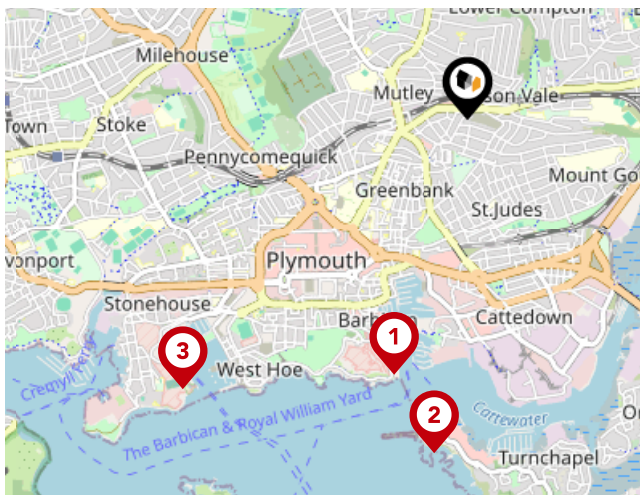
Pin	Name	Distance
1	Glenholt	2.81 miles
2	Exeter Airport	39.39 miles
3	St Mawgan	39 miles
4	Joppa	70.9 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ashford Road	0.03 miles
2	Ashford Hill	0.09 miles
3	West Hill Road	0.1 miles
4	Penlee Place West	0.11 miles
5	Elm Crescent	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.26 miles
2	Plymouth Mount Batten Ferry Landing	1.59 miles
3	Plymouth Ferry Terminal	1.85 miles



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