

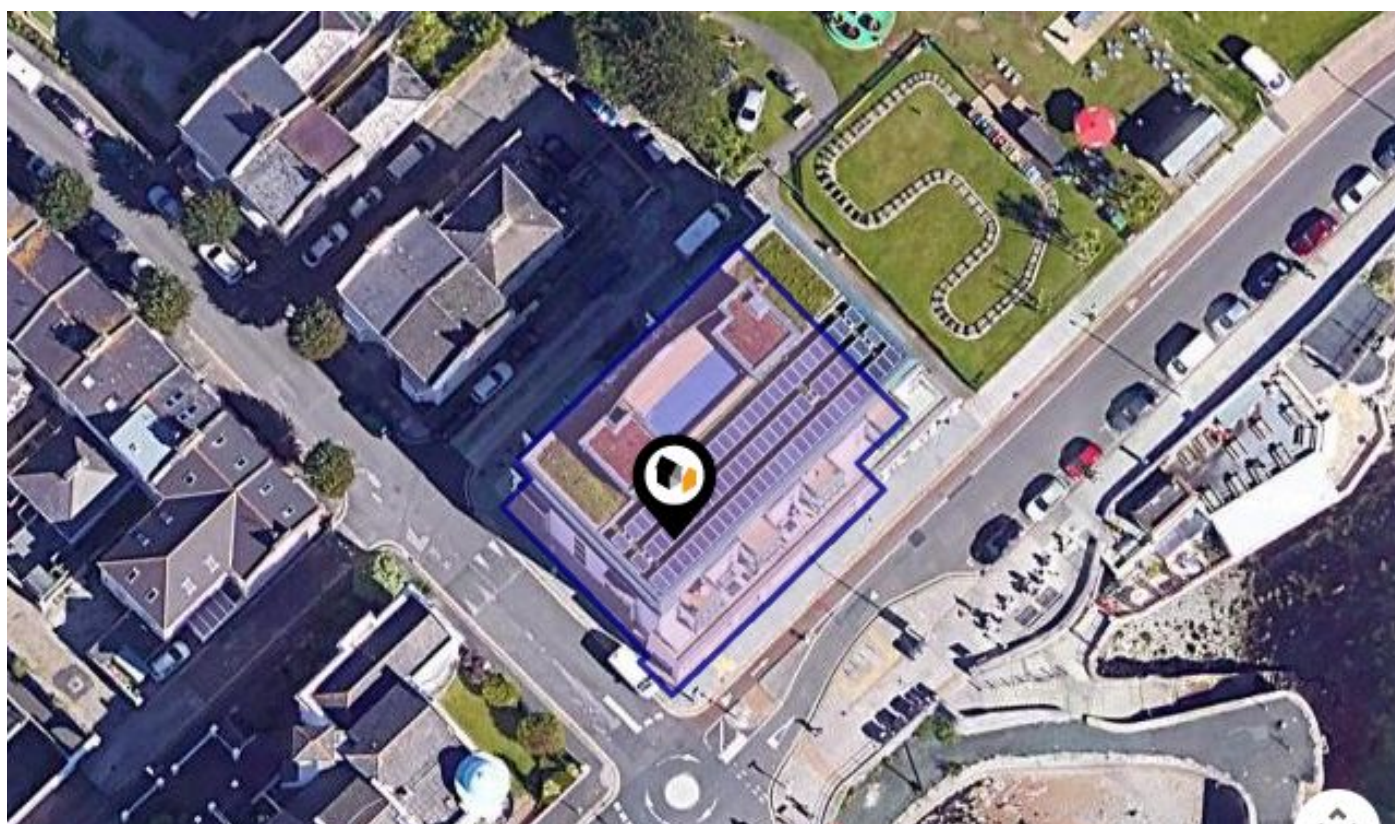


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th September 2025



2, HOE ROAD, PLYMOUTH, PL1

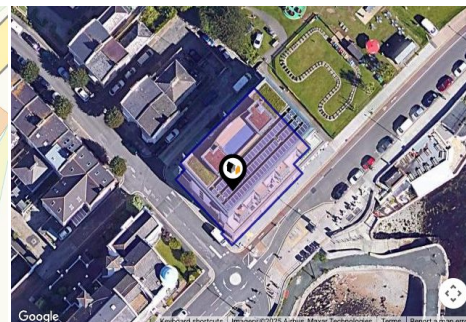
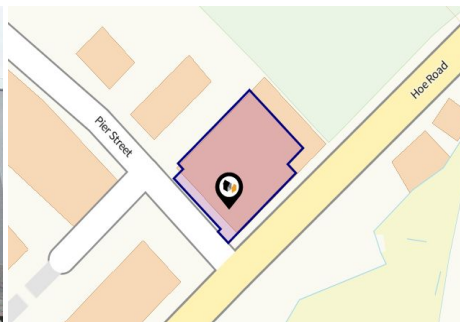
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	08/01/2020
Floor Area:	1,302 ft ² / 121 m ²	End Date:	01/01/3015
Plot Area:	0.18 acres	Lease Term:	999 years from and including 1 January 2016
Year Built :	2020	Term Remaining:	989 years
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN723990		

Local Area

Local Authority:	City of plymouth
Conservation Area:	The Hoe
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	- mb/s

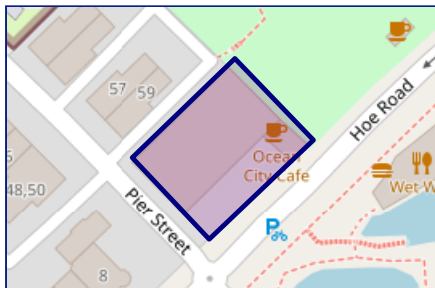
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



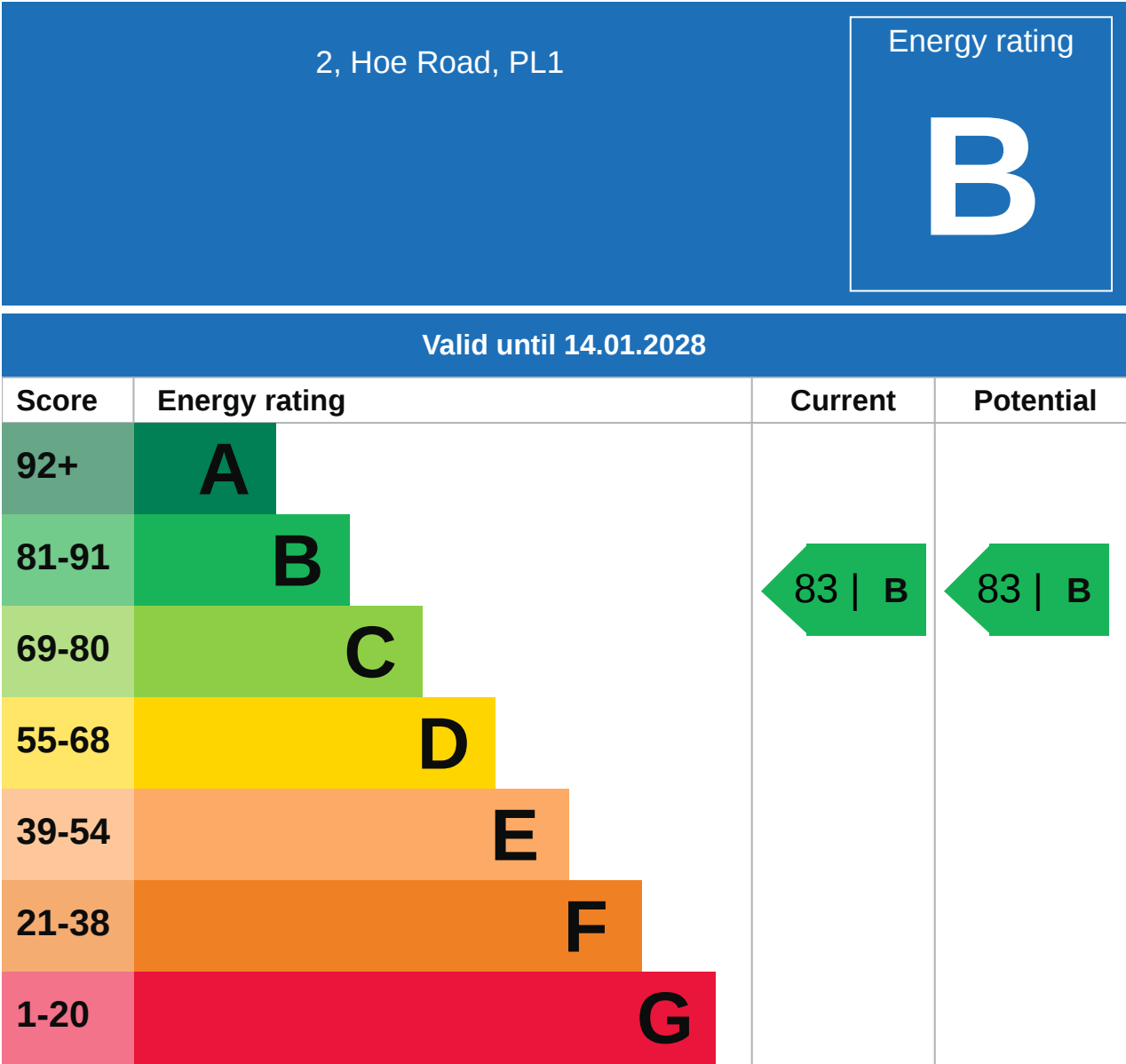
DN610128

Leasehold Title Plan



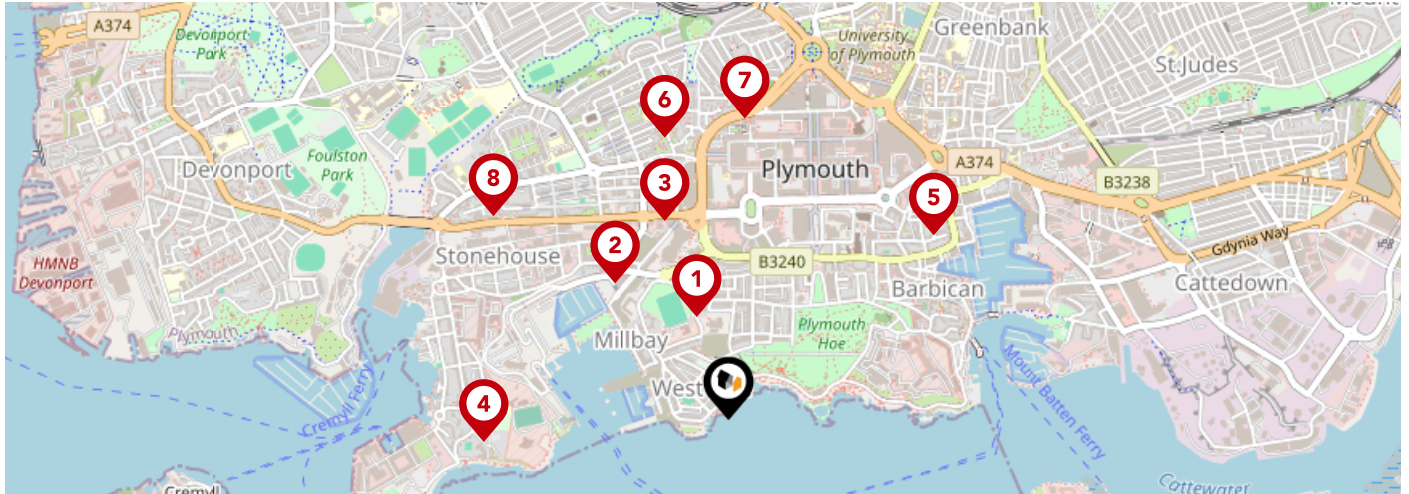
DN723990

Start Date: 08/01/2020
End Date: 01/01/3015
Lease Term: 999 years from and including 1 January 2016
Term Remaining: 989 years

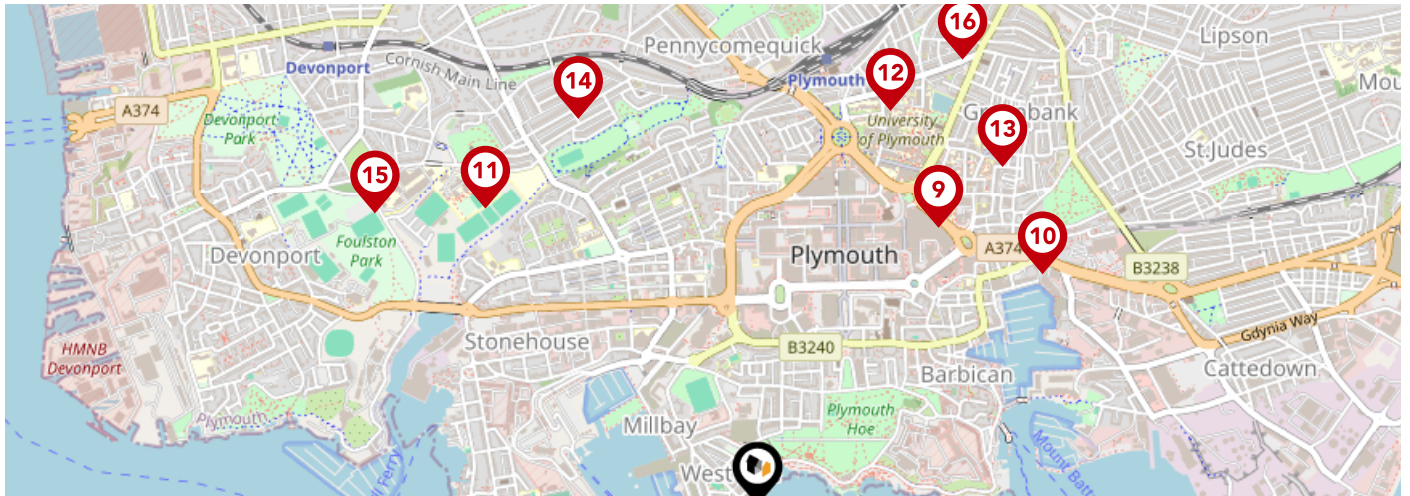


Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and at least two room thermostats
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.10 W/m-Â°K
Total Floor Area:	121 m ²



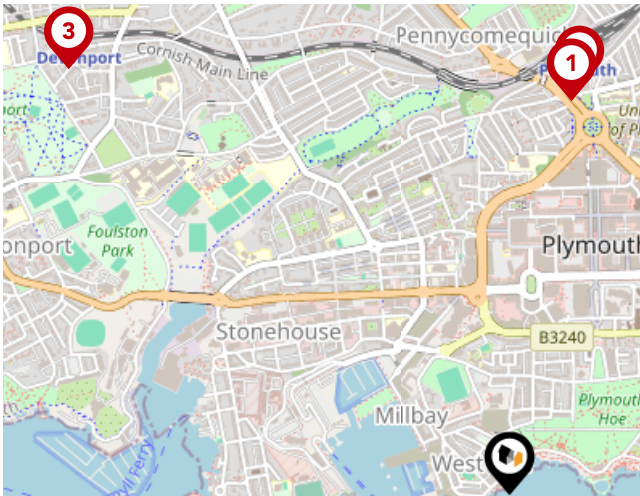
		Nursery	Primary	Secondary	College	Private
1	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.25	☐	☒	☐	☐	☐
2	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.42	☐	☒	☒	☐	☐
3	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.49	☐	☒	☐	☐	☐
4	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.58	☐	☒	☐	☐	☐
5	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:0.65	☐	☐	☒	☐	☐
6	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.68	☐	☒	☐	☐	☐
7	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:0.71	☐	☒	☐	☐	☐
8	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.74	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
10	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:0.87	☐	☒	☐	☐	☐
11	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.95	☐	☐	☒	☐	☐
12	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 58 Distance:0.98	☐	☒	☐	☐	☐
13	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:0.98	☐	☒	☐	☐	☐
14	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:1.01	☐	☒	☐	☐	☐
15	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:1.14	☐	☐	☒	☐	☐
16	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:1.16	☐	☐	☒	☐	☐

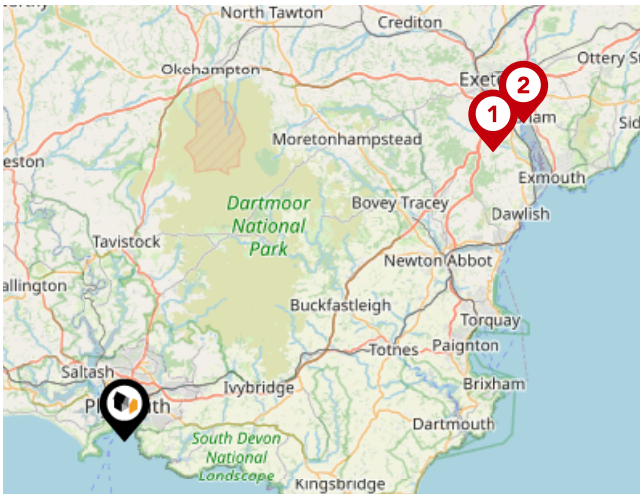
Area

Transport (National)



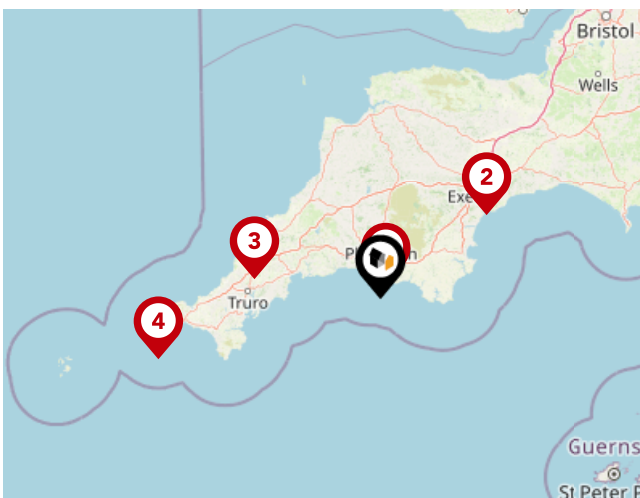
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.94 miles
2	Plymouth Rail Station	0.98 miles
3	Devonport Rail Station	1.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.36 miles
2	M5 J30	38.51 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.36 miles
2	Exeter Airport	40.94 miles
3	St Mawgan	38.27 miles
4	Joppa	69.67 miles

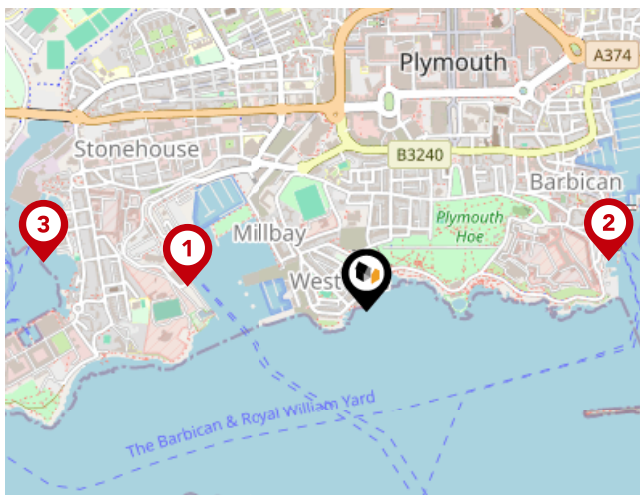
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Hoe Park	0.02 miles
2	The Belvedere	0.11 miles
3	Walker Terrace	0.15 miles
4	Leigham Street	0.21 miles
5	Rusty Anchor	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Ferry Terminal	0.43 miles
2	Plymouth (Barbican) Landing Stage	0.58 miles
3	Plymouth Stonehouse Ferry Terminal	0.78 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.

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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