

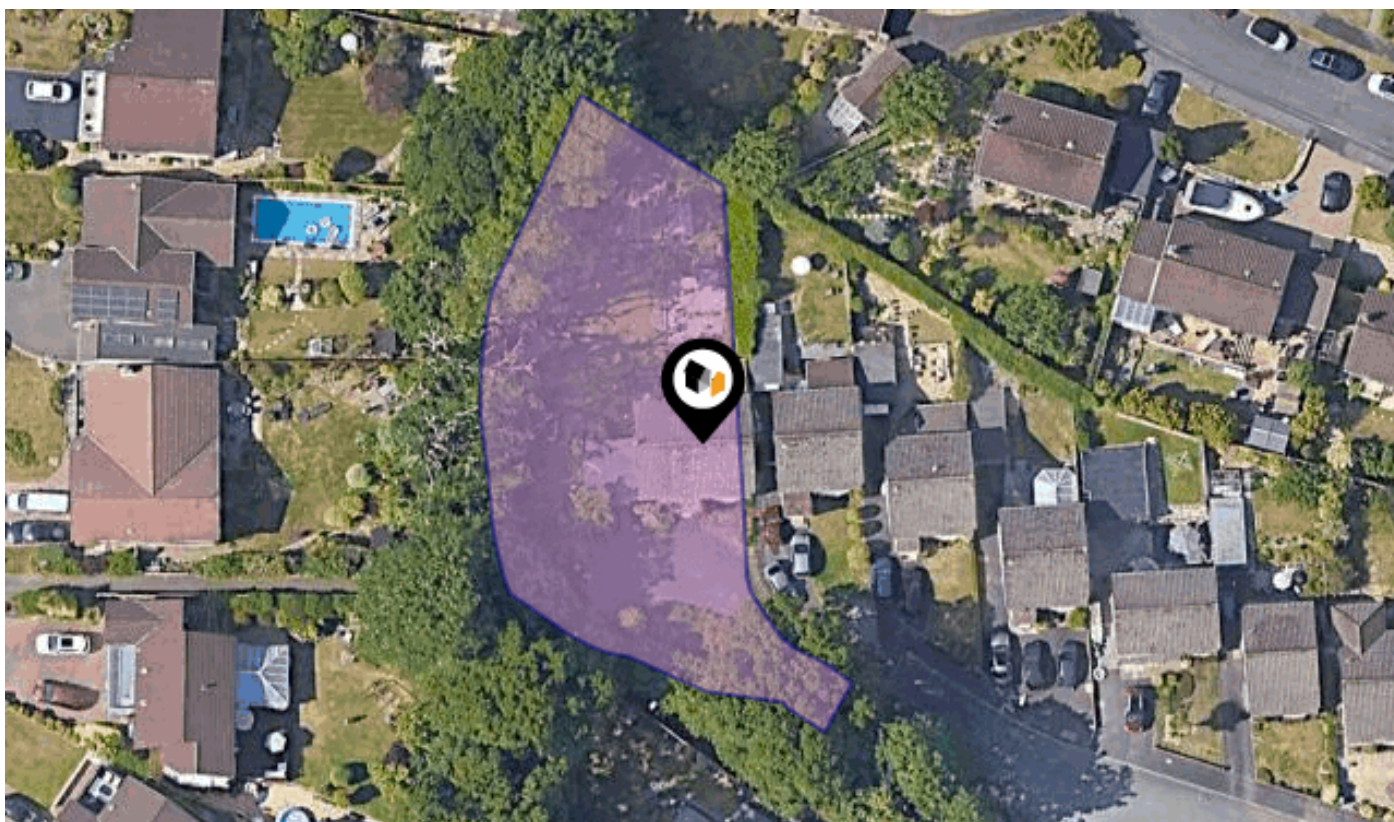


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th September 2025



WARDLOW GARDENS, PLYMOUTH, PL6

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached
Bedrooms:	5
Plot Area:	0.24 acres
Council Tax :	Band D
Annual Estimate:	£2,325
Title Number:	DN78718

Tenure: Freehold

Local Area

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

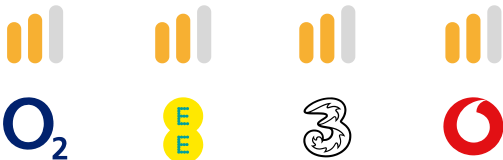
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s

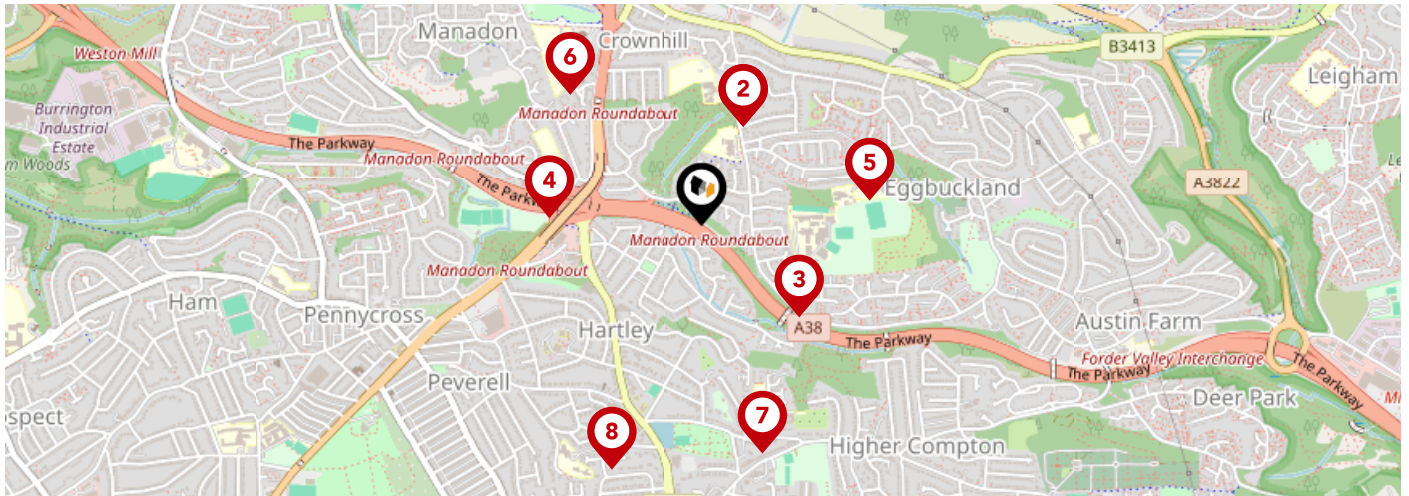
Mobile Coverage:

(based on calls indoors)

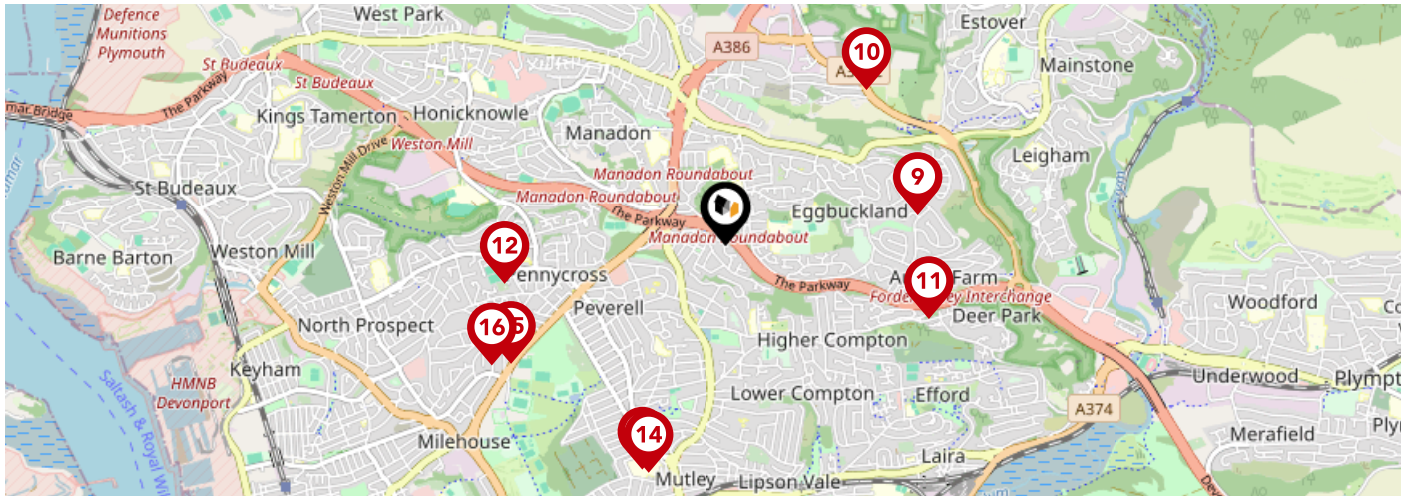


Satellite/Fibre TV Availability:



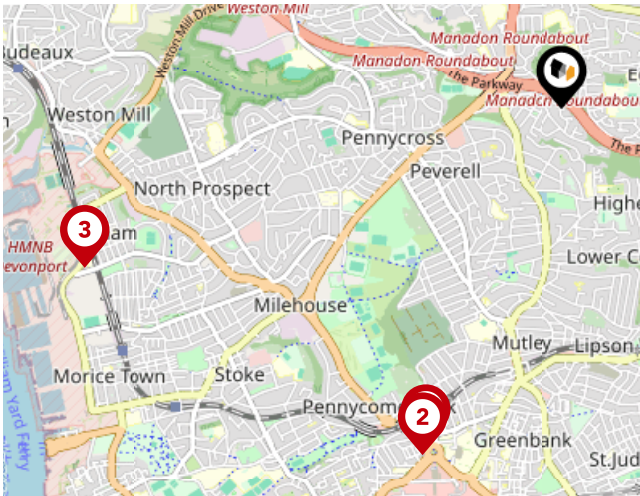


		Nursery	Primary	Secondary	College	Private
1	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Egguckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Egguckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



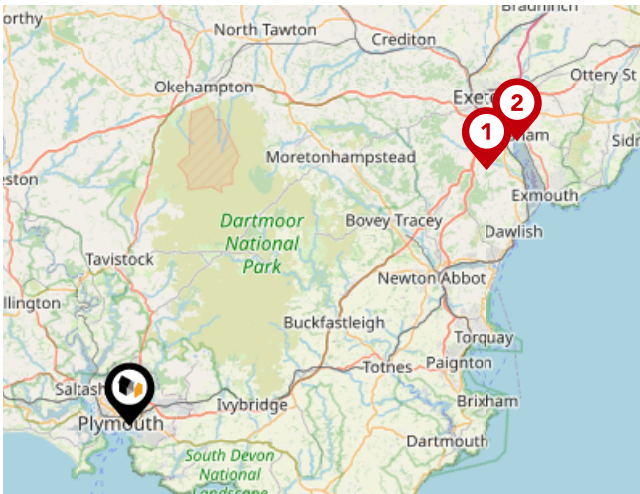
		Nursery	Primary	Secondary	College	Private
9	St Edward's CofE Primary School Ofsted Rating: Good Pupils: 219 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Matthew's Church of England Primary and Nursery Academy Ofsted Rating: Good Pupils: 484 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



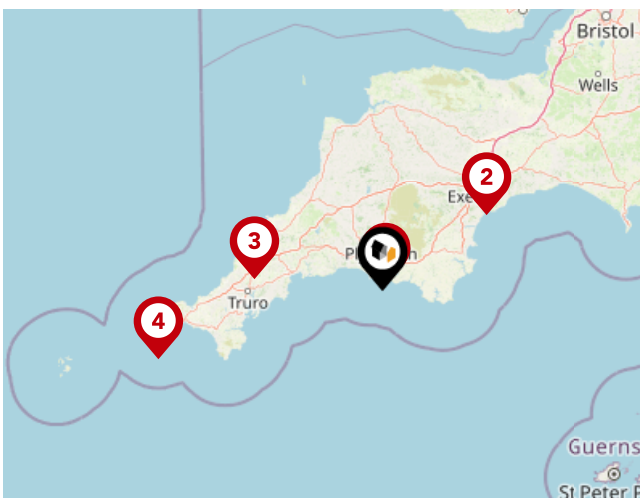
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.72 miles
2	Plymouth Rail Station	1.76 miles
3	Keyham Rail Station	2.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.17 miles
2	M5 J30	36.3 miles

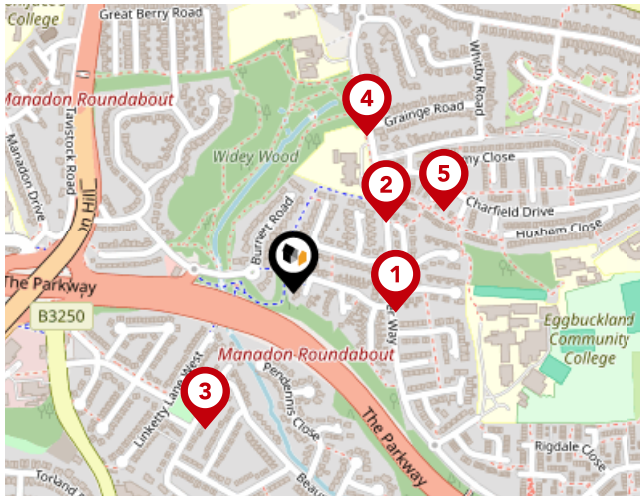


Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.7 miles
2	Exeter Airport	38.74 miles
3	St Mawgan	38.75 miles
4	Joppa	71.12 miles

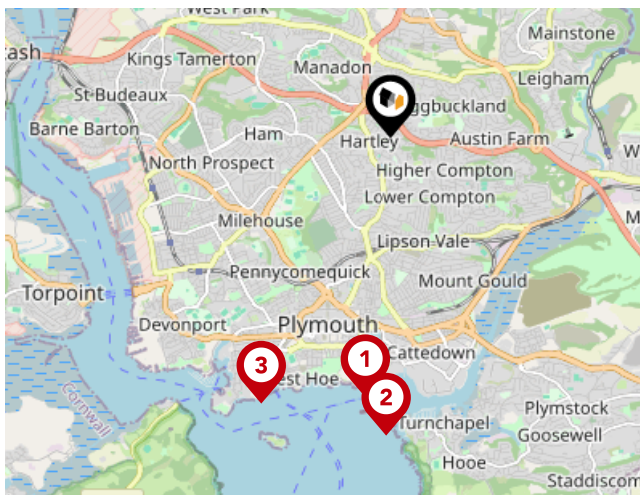
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Culver Close	0.12 miles
2	Conyngham Court	0.14 miles
3	Kneelee Gardens Green	0.19 miles
4	Grainge Road	0.21 miles
5	Ditton Court	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.45 miles
2	Plymouth Mount Batten Ferry Landing	2.81 miles
3	Plymouth Ferry Terminal	2.79 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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