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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18<sup>th</sup> July 2024



## WESTLAKE RISE, HEYBROOK BAY, PLYMOUTH, PL9

### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,087 ft <sup>2</sup> / 101 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,372		
<b>Title Number:</b>	DN32771		

## Local Area

<b>Local Authority:</b>	Devon
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Heybrook Bay, PL9

Energy rating

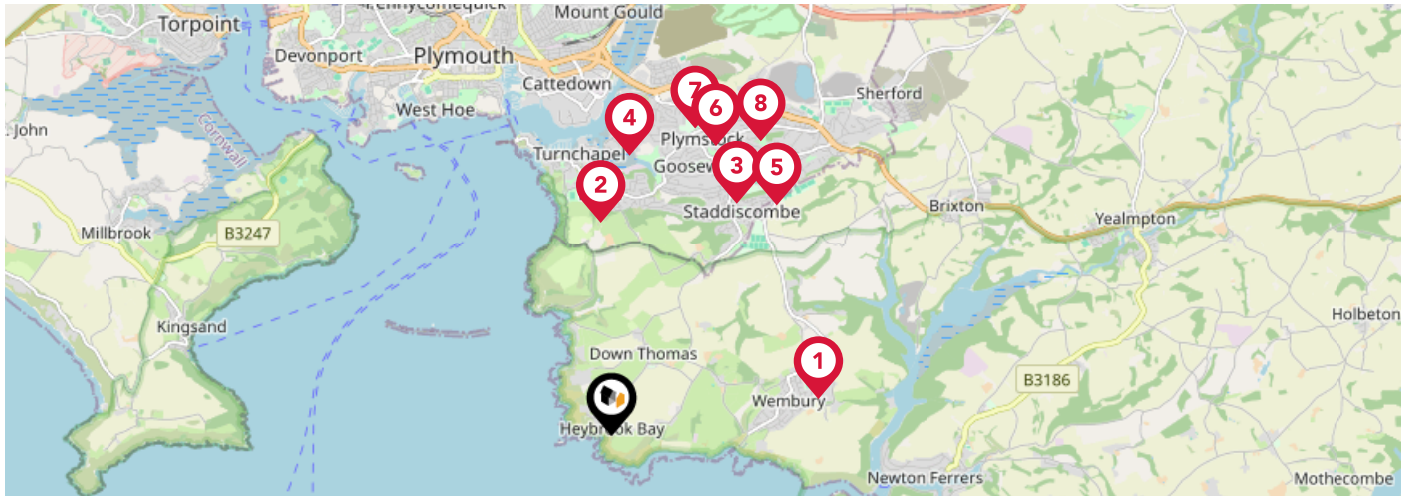
**D**









Valid until 27.02.2034

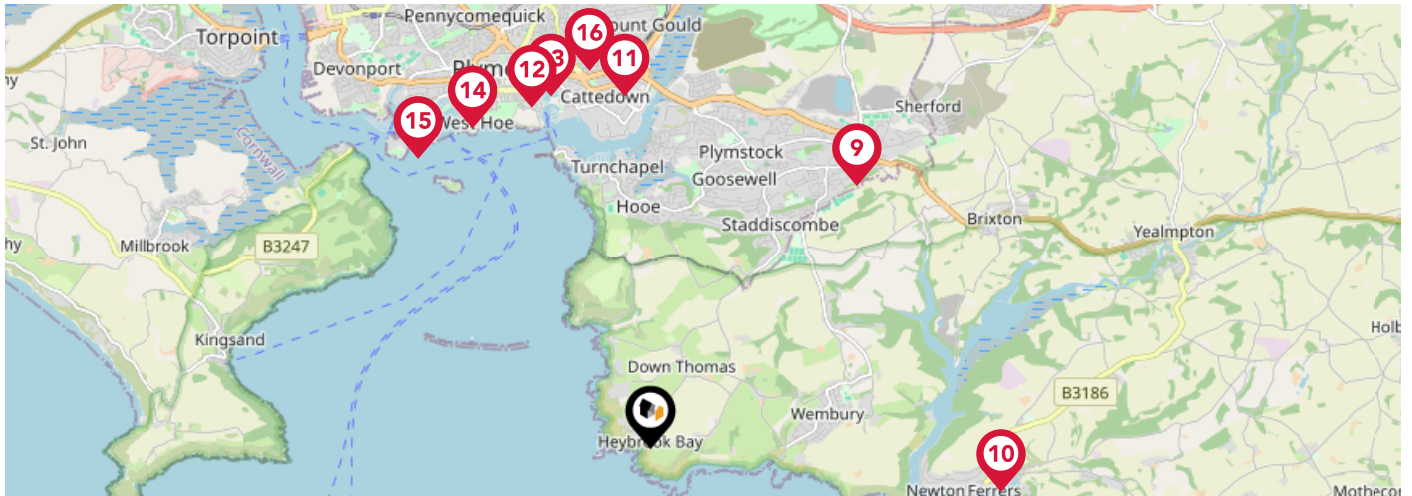
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		









## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 400+ mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	101 m <sup>2</sup>

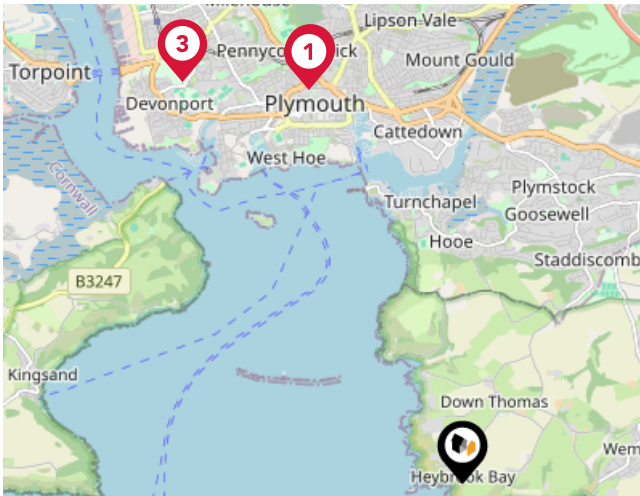


		Nursery	Primary	Secondary	College	Private
	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 218   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 517   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 457   Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 1009   Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1549   Distance:2.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dunstone Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



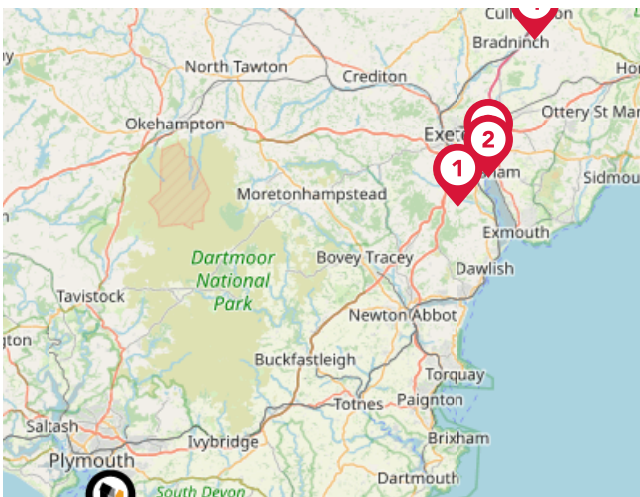
		Nursery	Primary	Secondary	College	Private
	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 474   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newton Ferrers Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 140   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 406   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 220   Distance:3.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 283   Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Outstanding   Pupils: 202   Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 93   Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Salisbury Road Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 486   Distance:3.62	<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	4 miles
2	Plymouth Rail Station	4.02 miles
3	Devonport Rail Station	4.63 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.97 miles
2	M5 J30	39.14 miles
3	M5 J29	39.99 miles
4	M5 J28	48.98 miles

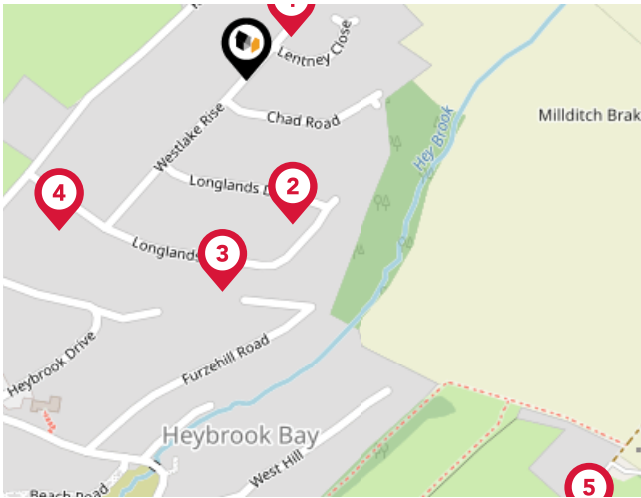


## Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	6.84 miles
2	Plymouth City Airport	6.84 miles
3	Newquay St Mawgan Airport	40.38 miles
4	Newquay St Mawgan Airport	40.38 miles

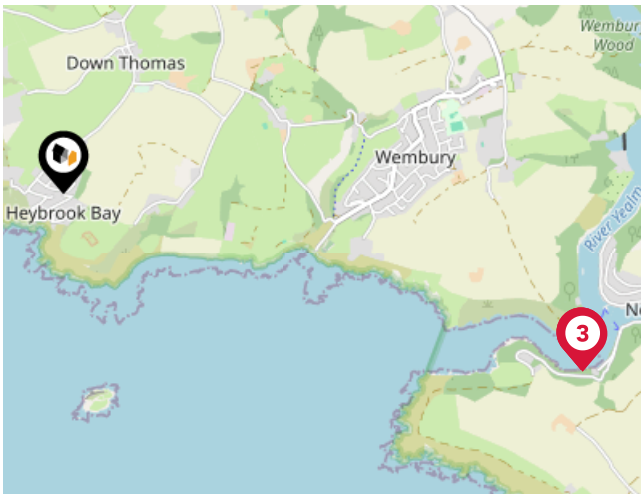
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Westlake Rise	0.04 miles
2	Westlake Rise	0.09 miles
3	Westlake Rise	0.13 miles
4	Longlands Drive Terminus	0.14 miles
5	Wembury Point	0.33 miles



### Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	2.59 miles
2	Warren Point Ferry Landing	2.59 miles
3	Warren Point Ferry Landing	2.59 miles



## Important - Please Read

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# Lang Town & Country

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### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9  
7AU  
01752 456000  
Natalie@langtownandcountry.com  
www.langtownandcountry.com

