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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



PADDOCK DRIVE, BRIXTON, PLYMOUTH, PL8

Lang Town & Country

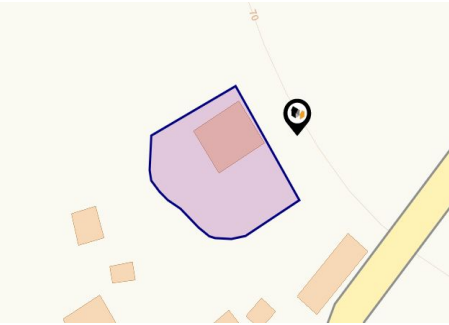
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 5 | | |
| Floor Area: | 2,680 ft ² / 249 m ² | | |
| Plot Area: | 0.24 acres | | |
| Council Tax : | Band G | | |
| Annual Estimate: | £3,954 | | |
| Title Number: | DN723806 | | |

Local Area

| | |
|---------------------------|----------|
| Local Authority: | Devon |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 2 mb/s | 35 mb/s | - mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Paddock Drive, PL8

Energy rating

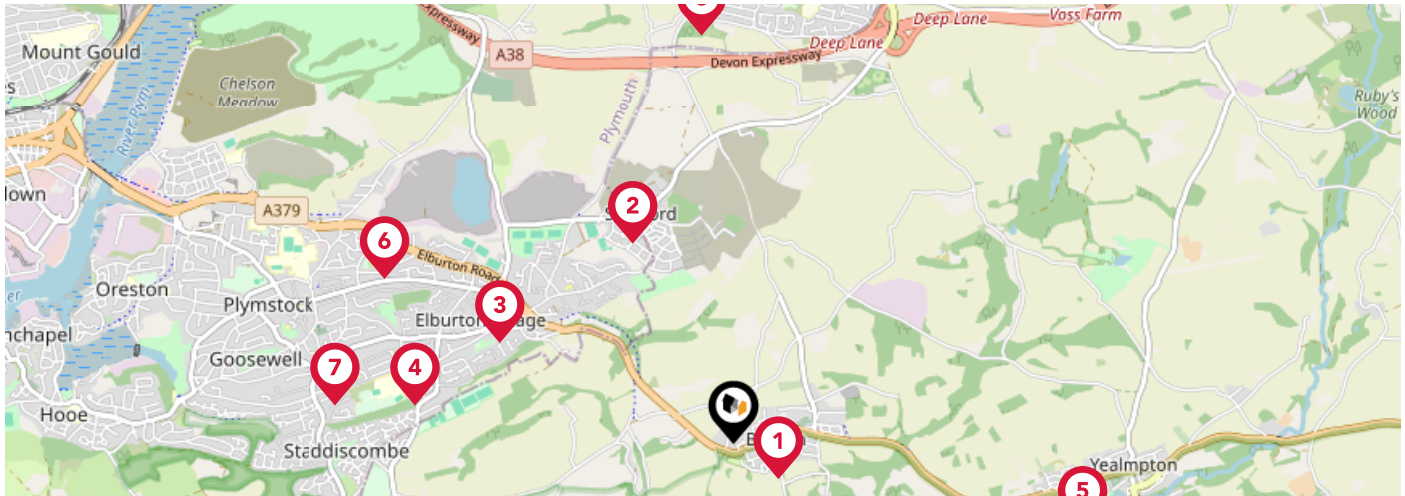
B

Valid until 20.05.2033

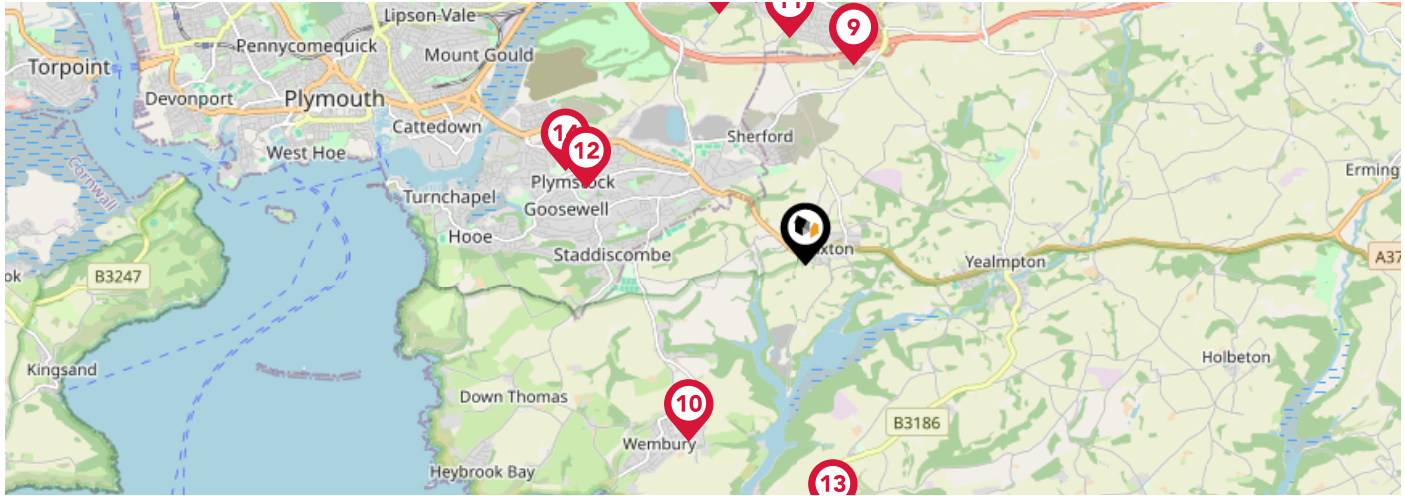
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Electricity: electricity, unspecified tariff |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.24 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.16 W/m-Â°K |
| Roof Energy: | Good |
| Main Heating: | Air source heat pump, underfloor, electric |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.13 W/m-Â°K |
| Total Floor Area: | 249 m ² |

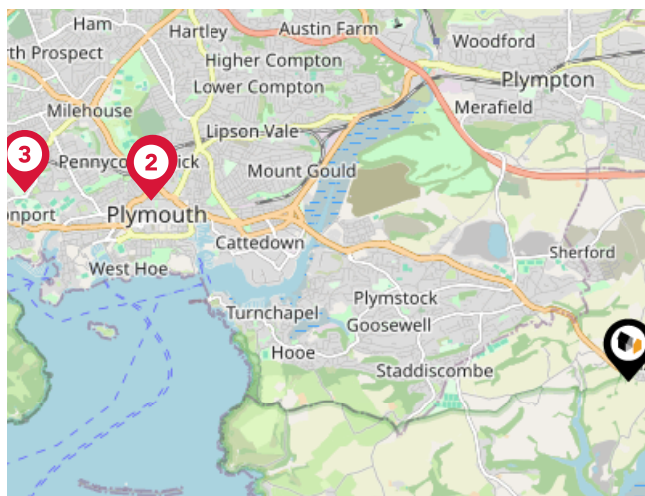


| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:0.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Sherford Vale School Ofsted Rating: Not Rated Pupils: 176 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Elburton Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:1.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Coombe Dean School Ofsted Rating: Good Pupils: 1009 Distance:1.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Yealmpton Primary School Ofsted Rating: Good Pupils: 179 Distance:1.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Dunstone Primary School Ofsted Rating: Good Pupils: 188 Distance:1.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Goosewell Primary Academy Ofsted Rating: Good Pupils: 517 Distance:1.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 201 Distance:1.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



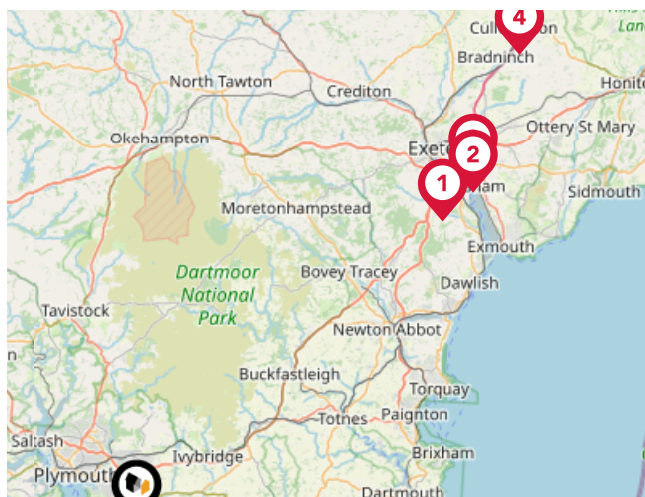
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 208 Distance:1.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wembury Primary School Ofsted Rating: Good Pupils: 199 Distance:2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Longcause Community Special School Ofsted Rating: Good Pupils: 105 Distance:2.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Plymstock School Ofsted Rating: Good Pupils: 1549 Distance:2.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Newton Ferrers Church of England Primary School Ofsted Rating: Outstanding Pupils: 140 Distance:2.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Pomphlett Primary School Ofsted Rating: Good Pupils: 298 Distance:2.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Plympton St Mary's CofE Infant School Ofsted Rating: Requires Improvement Pupils: 147 Distance:2.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Plympton Academy Ofsted Rating: Requires Improvement Pupils: 931 Distance:2.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



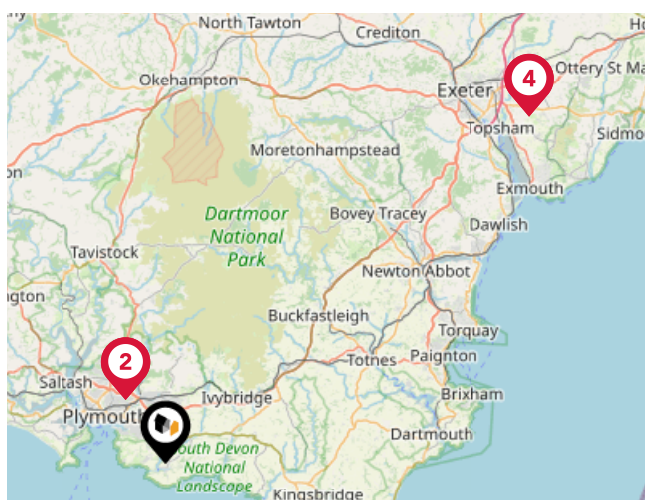
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Plymouth Rail Station | 4.83 miles |
| 2 | Plymouth Rail Station | 4.83 miles |
| 3 | Devonport Rail Station | 5.98 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 32.38 miles |
| 2 | M5 J30 | 35.55 miles |
| 3 | M5 J29 | 36.42 miles |
| 4 | M5 J28 | 45.49 miles |

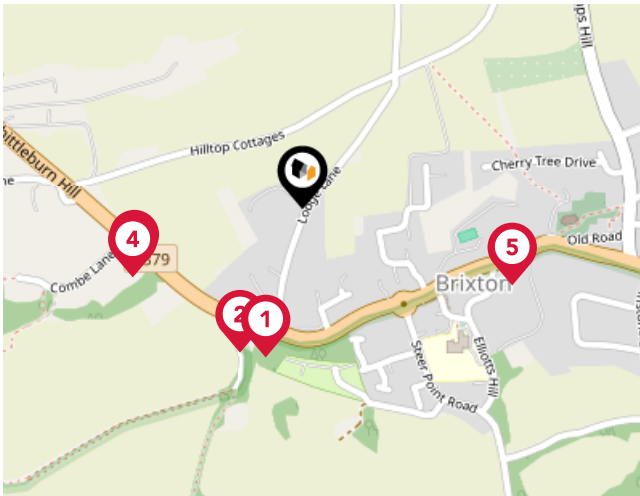


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------------|-------------|
| 1 | Plymouth City Airport | 5.7 miles |
| 2 | Plymouth City Airport | 5.7 miles |
| 3 | Exeter International Airport | 37.94 miles |
| 4 | Exeter International Airport | 37.94 miles |

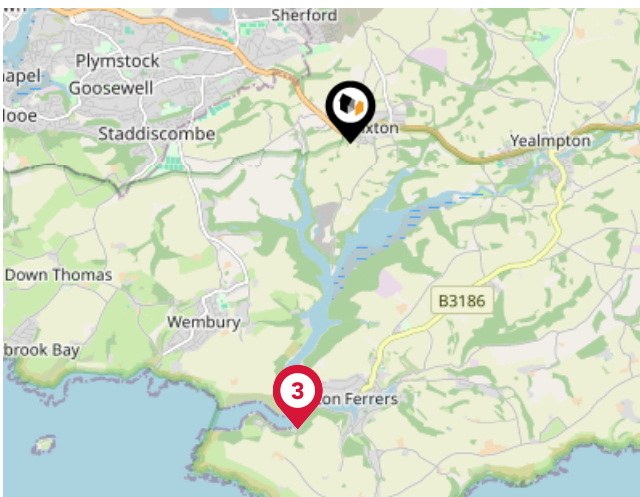
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------------|------------|
| 1 | Sutherland Cottages | 0.18 miles |
| 2 | Sutherland Cottages | 0.18 miles |
| 3 | Combe Lane | 0.21 miles |
| 4 | Combe Lane | 0.22 miles |
| 5 | Elliots Hill | 0.26 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Newton Ferrers Ferry Landing | 2.73 miles |
| 2 | Newton Ferrers Ferry Landing | 2.73 miles |
| 3 | Newton Ferrers Ferry Landing | 2.73 miles |

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Lang Town & Country

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