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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



PARKS DRIVE, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,463 ft ² / 136 m ²		
Plot Area:	0.07 acres		
Year Built :	2009		
Council Tax :	Band E		
Annual Estimate:	£2,899		
Title Number:	DN594337		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	163 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



PL9

Energy rating

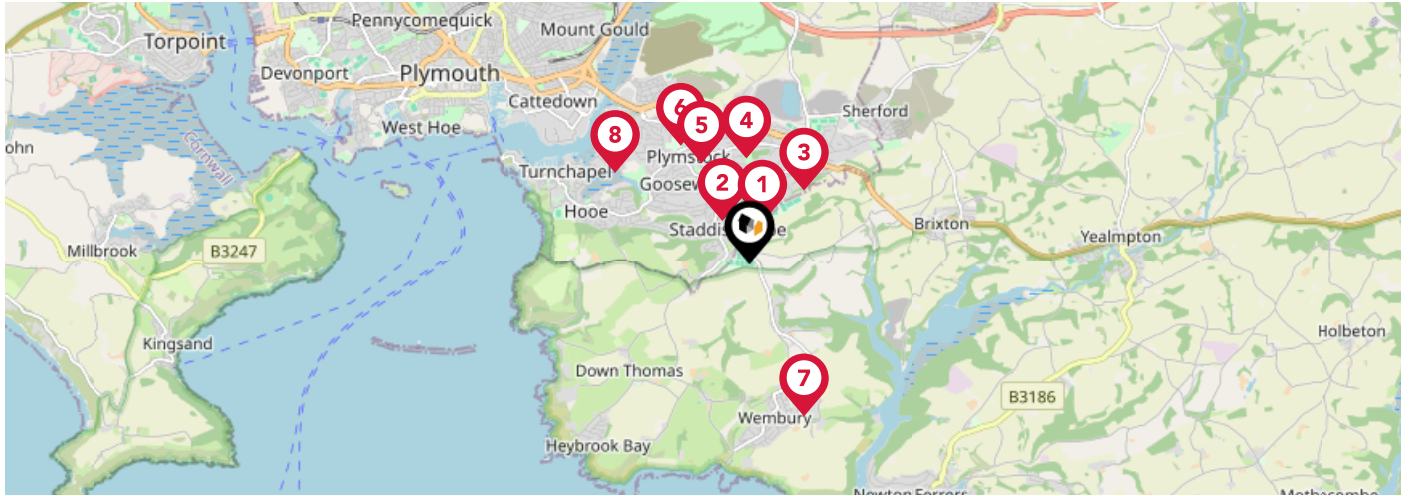
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Valid until 16.04.2034

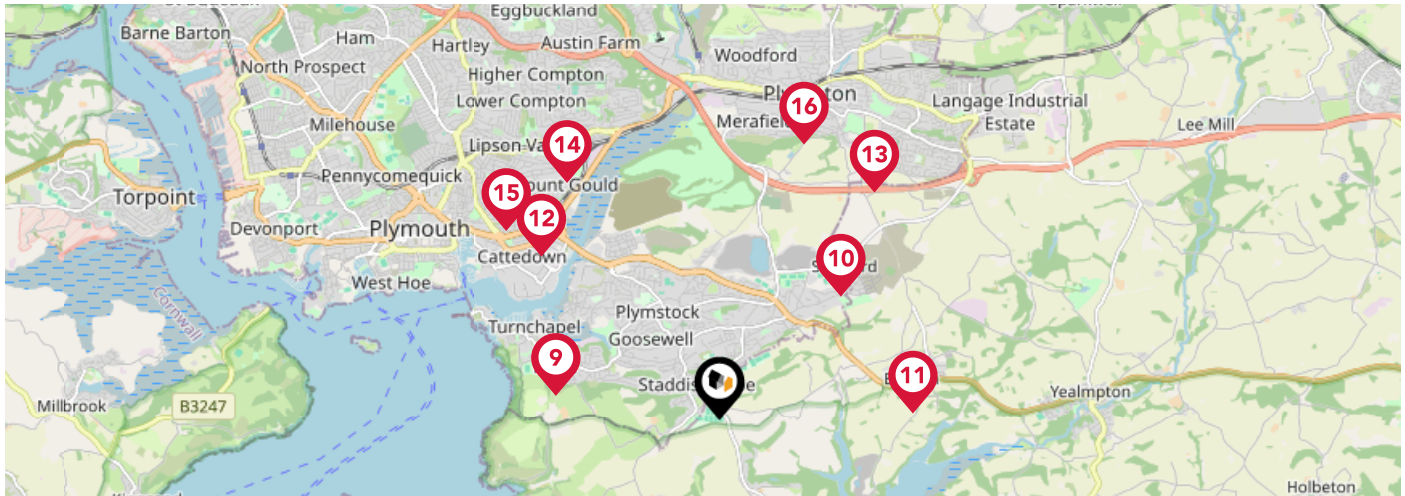
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	136 m ²

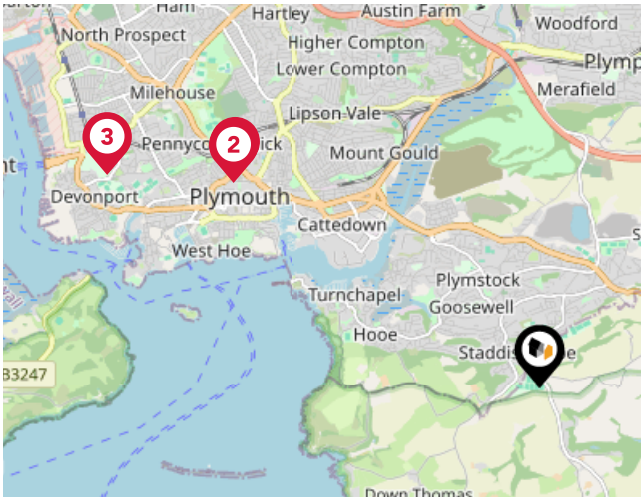


		Nursery	Primary	Secondary	College	Private
1	Coombe Dean School Ofsted Rating: Good Pupils: 1009 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Goosewell Primary Academy Ofsted Rating: Good Pupils: 517 Distance:0.49	<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:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dunstone Primary School Ofsted Rating: Good Pupils: 188 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Plymstock School Ofsted Rating: Good Pupils: 1549 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pomphlett Primary School Ofsted Rating: Good Pupils: 298 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wembury Primary School Ofsted Rating: Good Pupils: 199 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oreston Community Academy Ofsted Rating: Good Pupils: 457 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



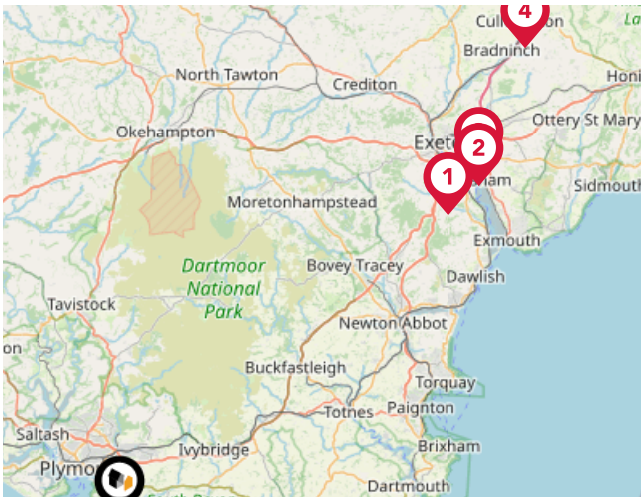
		Nursery	Primary	Secondary	College	Private
	Hooe Primary Academy Ofsted Rating: Good Pupils: 218 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherford Vale School Ofsted Rating: Not Rated Pupils: 176 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 201 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1008 Distance:2.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salisbury Road Primary School Ofsted Rating: Requires Improvement Pupils: 486 Distance:2.7	<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:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



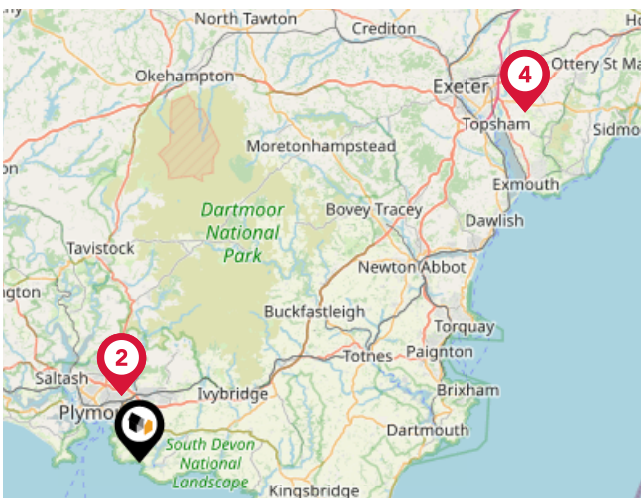
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.49 miles
2	Plymouth Rail Station	3.49 miles
3	Devonport Rail Station	4.56 miles



Trunk Roads/Motorways

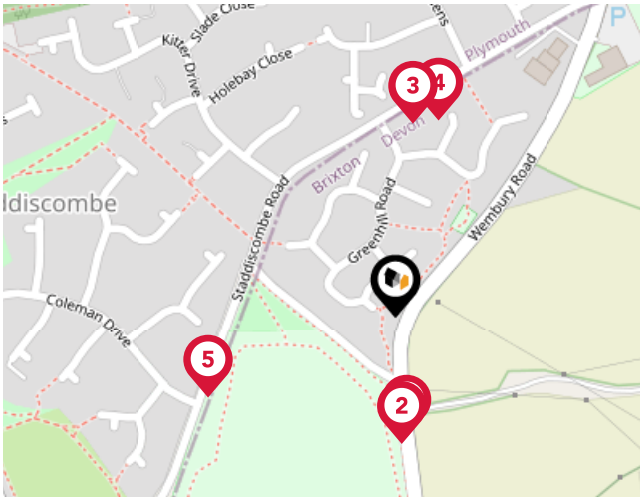
Pin	Name	Distance
1	M5 J31	33.71 miles
2	M5 J30	36.87 miles
3	M5 J29	37.72 miles
4	M5 J28	46.7 miles



Airports/Helipads

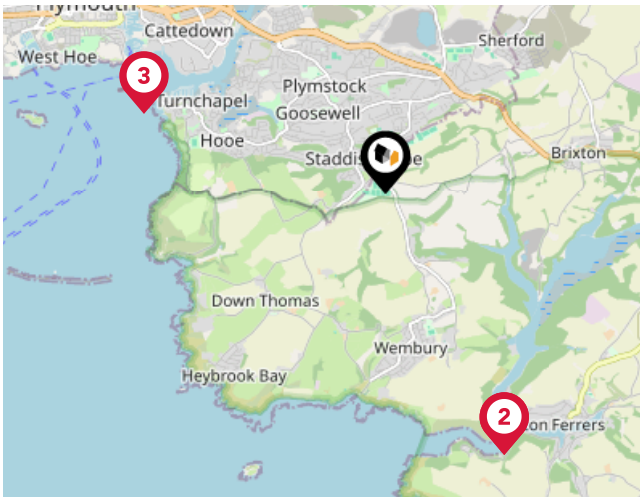
Pin	Name	Distance
1	Plymouth City Airport	5.25 miles
2	Plymouth City Airport	5.25 miles
3	Exeter International Airport	39.27 miles
4	Exeter International Airport	39.27 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coombe Farm	0.07 miles
2	Coombe Farm	0.07 miles
3	Shapleys Gardens	0.11 miles
4	Shapleys Gardens	0.12 miles
5	Coleman Drive	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.7 miles
2	Newton Ferrers Ferry Landing	2.7 miles
3	Plymouth Mount Batten Ferry Landing	2.41 miles

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Lang Town & Country

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