

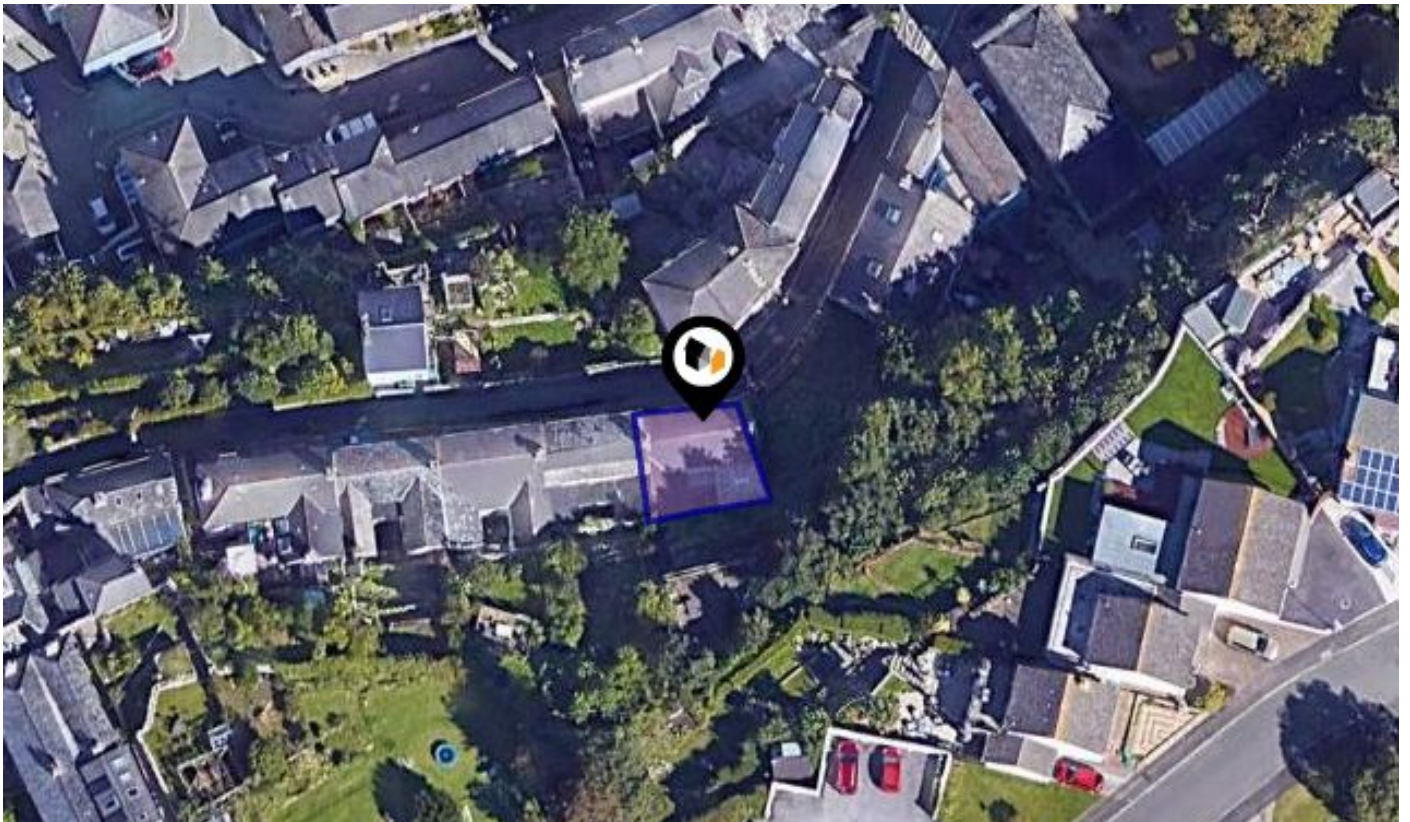


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



ST. JOHNS ROAD, TURNCHAPEL, PLYMOUTH, PL9

Lang Town & Country

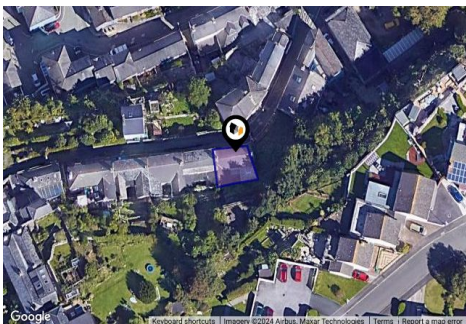
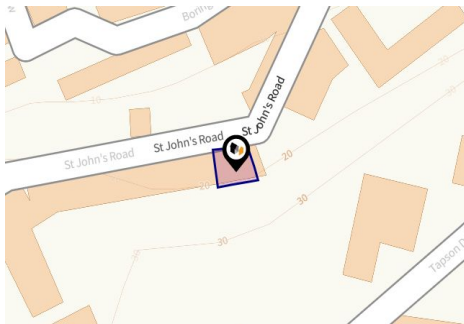
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,173 ft ² / 109 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN18388		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	121 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Energy rating

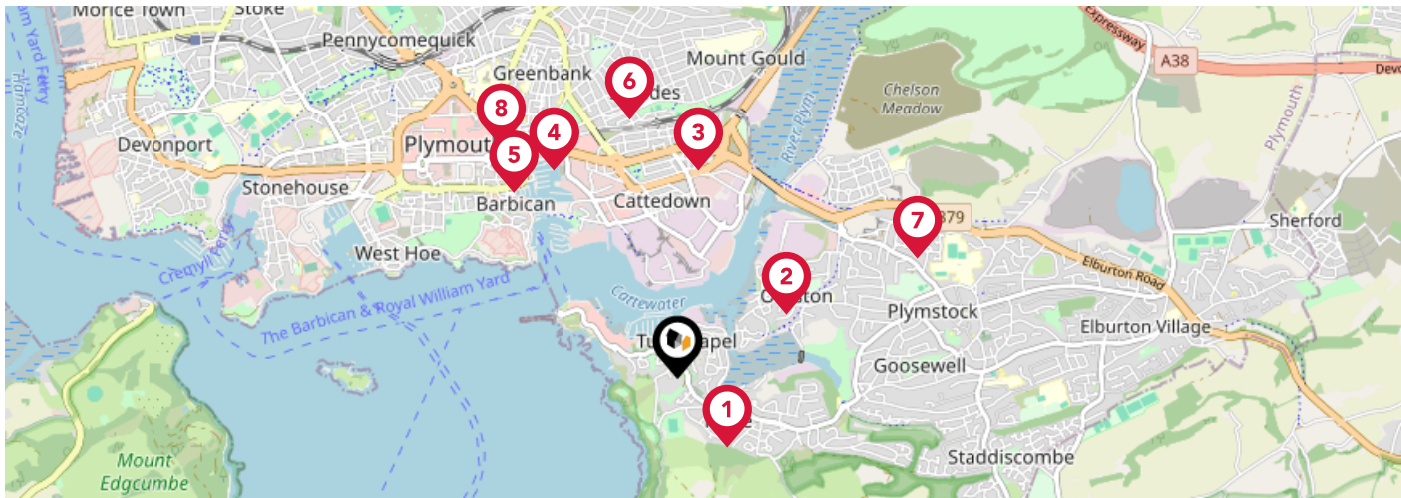
D

Valid until 23.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

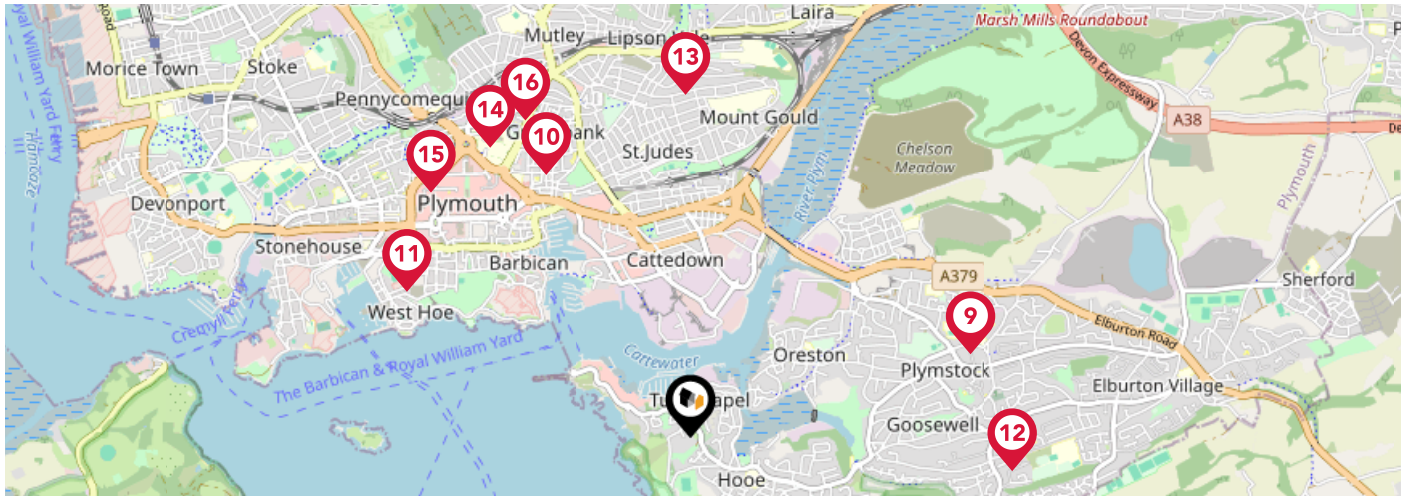
Additional EPC Data

Property Type:	End-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Granite or whinstone as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
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:	Solid no insulation (assumed)
Total Floor Area:	109 m ²



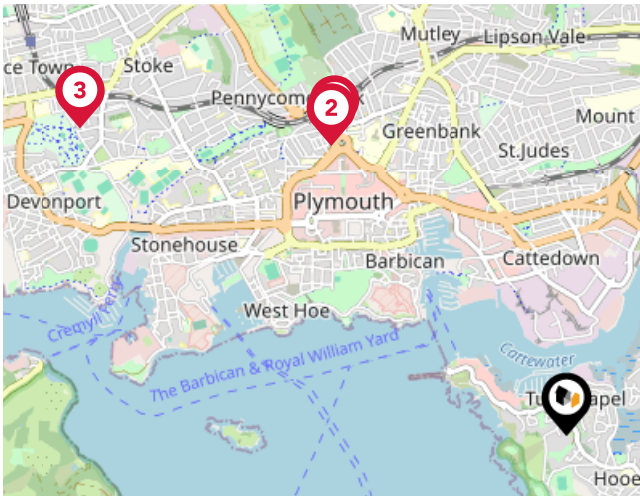
		Nursery	Primary	Secondary	College	Private
1	Hooe Primary Academy Ofsted Rating: Good Pupils: 218 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oreston Community Academy Ofsted Rating: Good Pupils: 457 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holy Cross Catholic Primary School Ofsted Rating: Outstanding Pupils: 283 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	ACE Schools Plymouth Ofsted Rating: Good Pupils: 220 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Salisbury Road Primary School Ofsted Rating: Requires Improvement Pupils: 486 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 298 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plymouth College of Art Ofsted Rating: Good Pupils:0 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



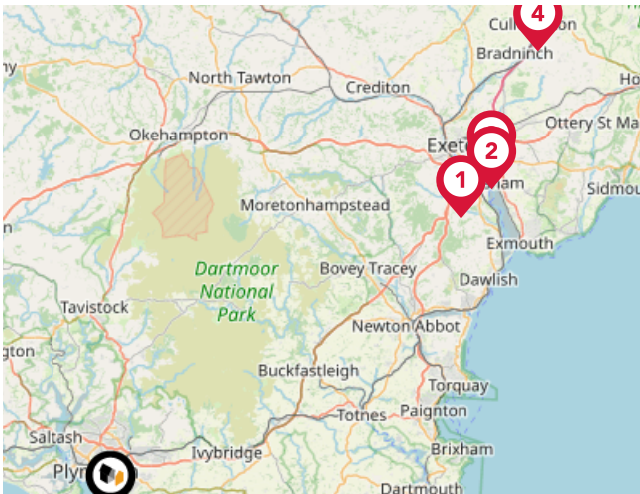
		Nursery	Primary	Secondary	College	Private
	Plymstock School Ofsted Rating: Good Pupils: 1549 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Requires Improvement Pupils: 220 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Cof E VA Primary School Ofsted Rating: Outstanding Pupils: 202 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goosewell Primary Academy Ofsted Rating: Good Pupils: 517 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fletewood School at Derry Villas Ofsted Rating: Good Pupils: 50 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils:0 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



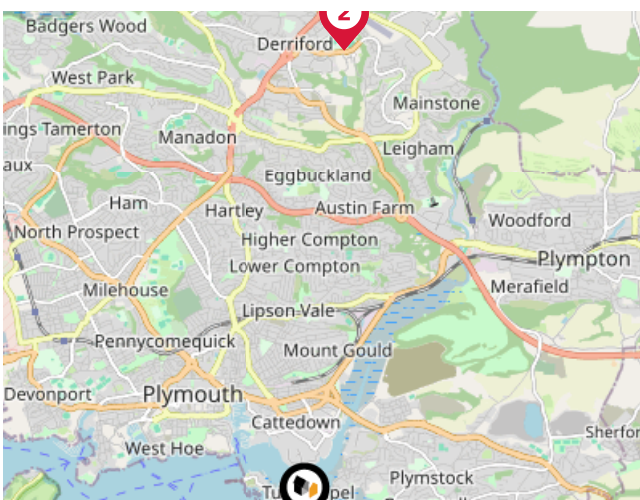
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.78 miles
2	Plymouth Rail Station	1.77 miles
3	Devonport Rail Station	2.72 miles



Trunk Roads/Motorways

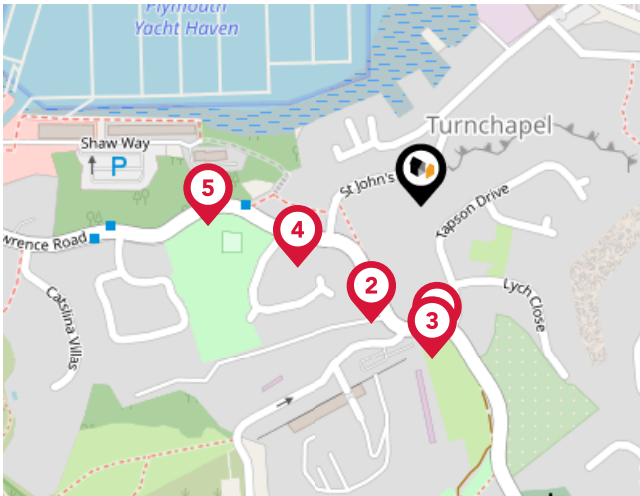
Pin	Name	Distance
1	M5 J31	34.67 miles
2	M5 J30	37.82 miles
3	M5 J29	38.63 miles
4	M5 J28	47.46 miles



Airports/Helipads

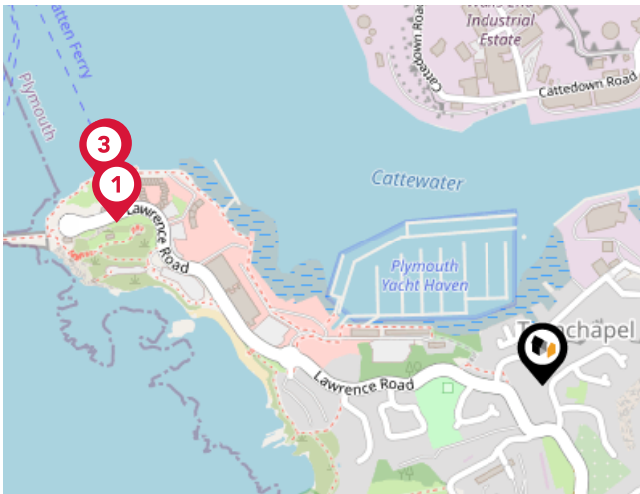
Pin	Name	Distance
1	Plymouth City Airport	4.5 miles
2	Plymouth City Airport	4.51 miles
3	Newquay St Mawgan Airport	39.59 miles
4	Newquay St Mawgan Airport	39.59 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tapson Drive	0.08 miles
2	St. John's Road	0.08 miles
3	Tapson Drive	0.09 miles
4	Cunliffe Avenue	0.08 miles
5	Cunliffe Avenue	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	0.54 miles
2	Plymouth Mount Batten Ferry Landing	0.57 miles
3	Plymouth Mount Batten Ferry Landing	0.57 miles

Important - Please Read

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Lang Town & Country

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