

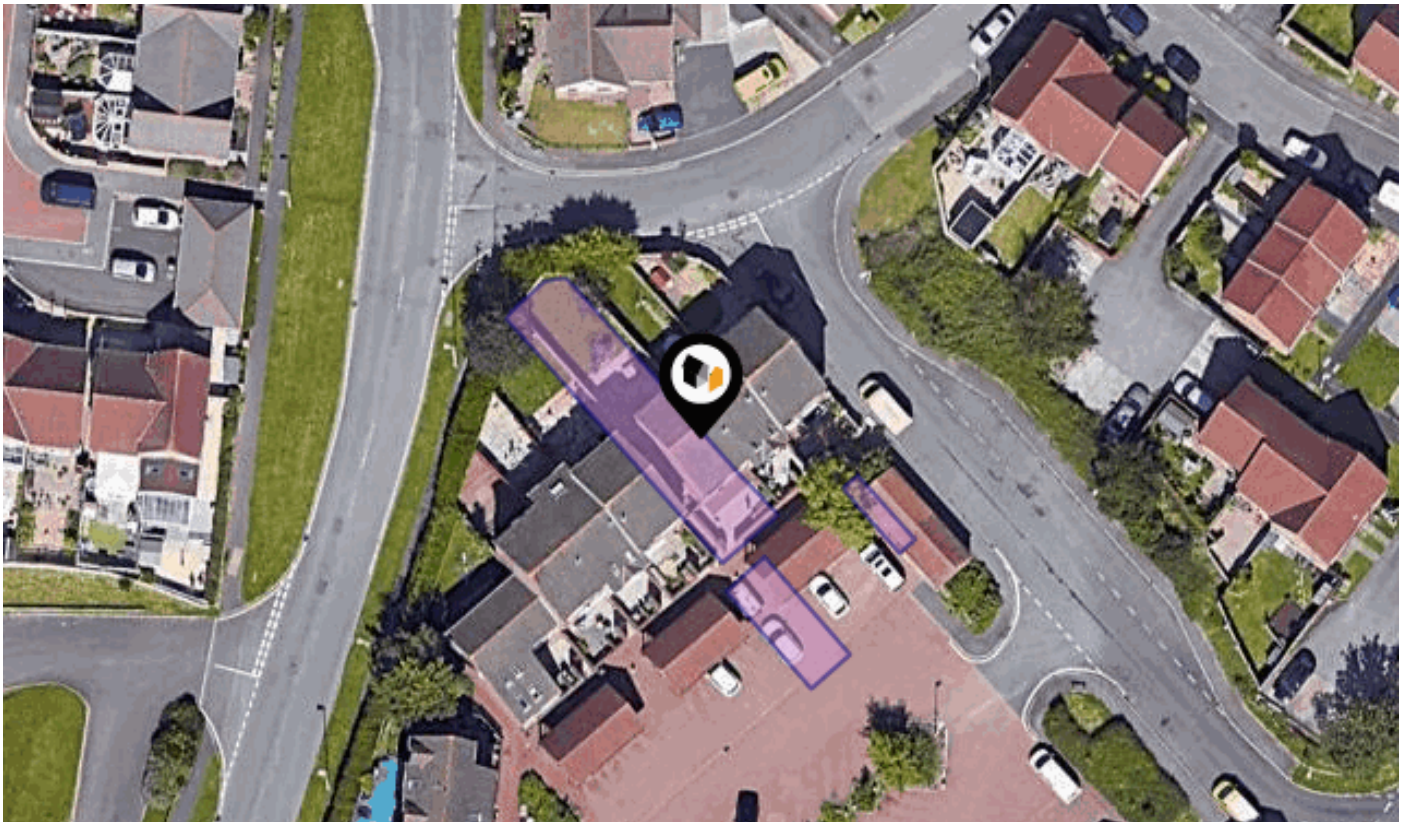


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



BRANSON COURT, PLYMOUTH, PL7

Lang Town & Country

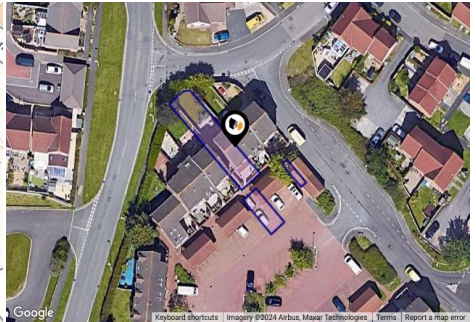
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN297910		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



PL7

Energy rating

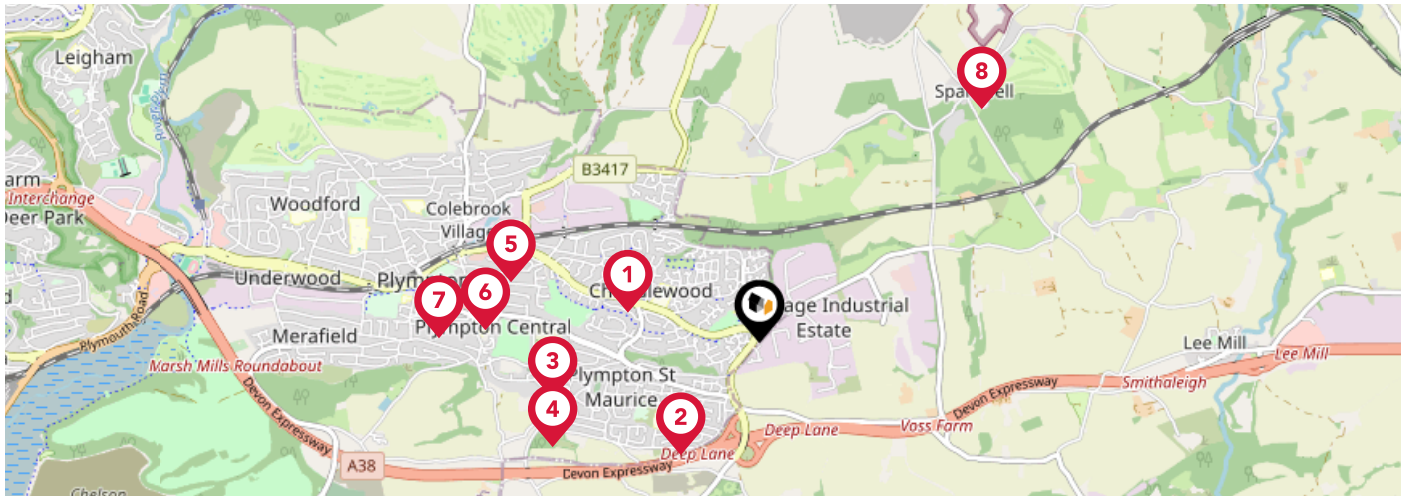
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Valid until 31.03.2034

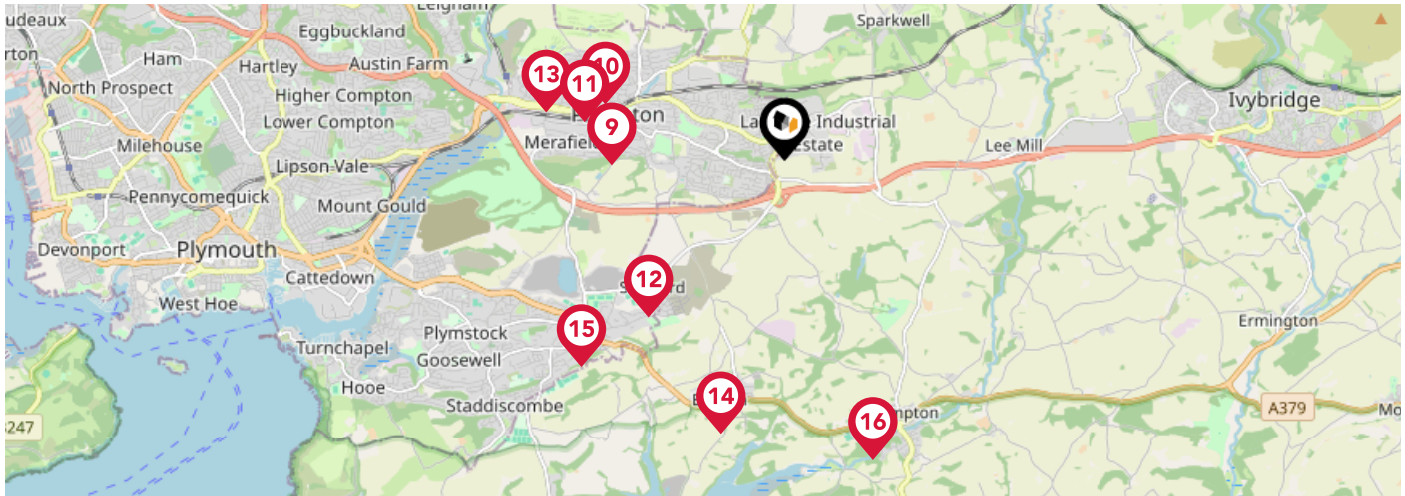
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
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, insulated (assumed)
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:	114 m ²



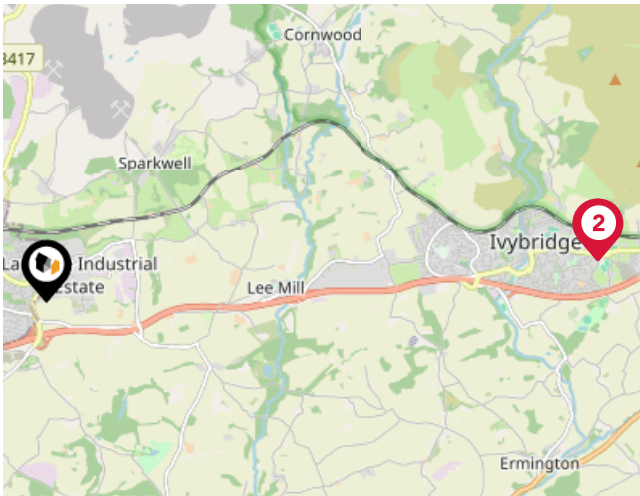
		Nursery	Primary	Secondary	College	Private
1	Chaddlewood Primary School Ofsted Rating: Good Pupils: 406 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 208 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Longcause Community Special School Ofsted Rating: Good Pupils: 105 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 201 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Glen Park Primary School Ofsted Rating: Good Pupils: 417 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plympton Academy Ofsted Rating: Requires Improvement Pupils: 931 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Priory Junior Academy Ofsted Rating: Requires Improvement Pupils: 243 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sparkwell All Saints Primary School Ofsted Rating: Good Pupils: 99 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Plympton St Mary's CofE Infant School Ofsted Rating: Requires Improvement Pupils: 147 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Boringdon Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hele's School Ofsted Rating: Good Pupils: 1243 Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sherford Vale School Ofsted Rating: Not Rated Pupils: 176 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Woodford Primary School Ofsted Rating: Good Pupils: 439 Distance:2.31	<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:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Elburton Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Yealmpton Primary School Ofsted Rating: Good Pupils: 179 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

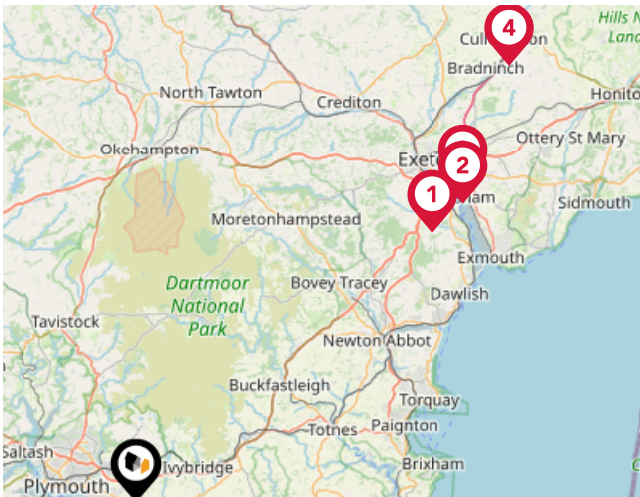
Area

Transport (National)



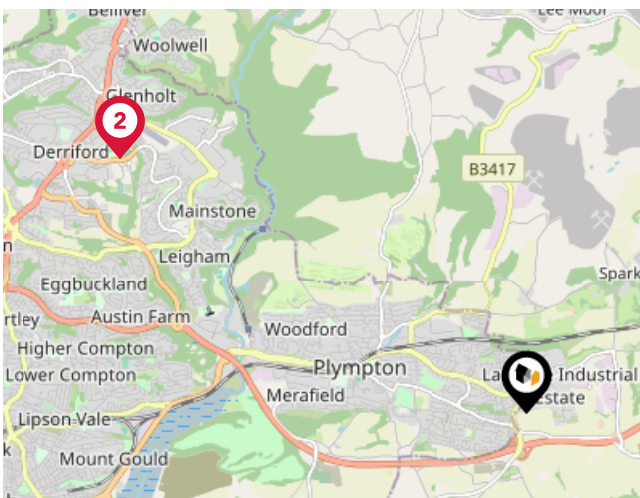
National Rail Stations

Pin	Name	Distance
1	Ivybridge Rail Station	5.21 miles
2	Ivybridge Rail Station	5.24 miles
3	Plymouth Rail Station	5.37 miles



Trunk Roads/Motorways

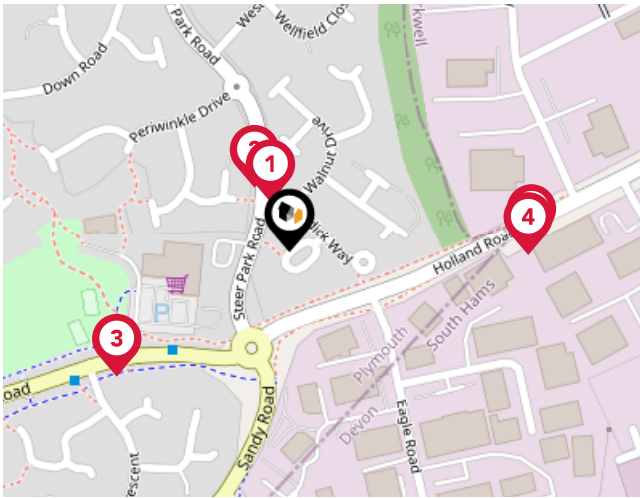
Pin	Name	Distance
1	M5 J31	30.12 miles
2	M5 J30	33.28 miles
3	M5 J29	34.12 miles
4	M5 J28	43.1 miles



Airports/Helipads

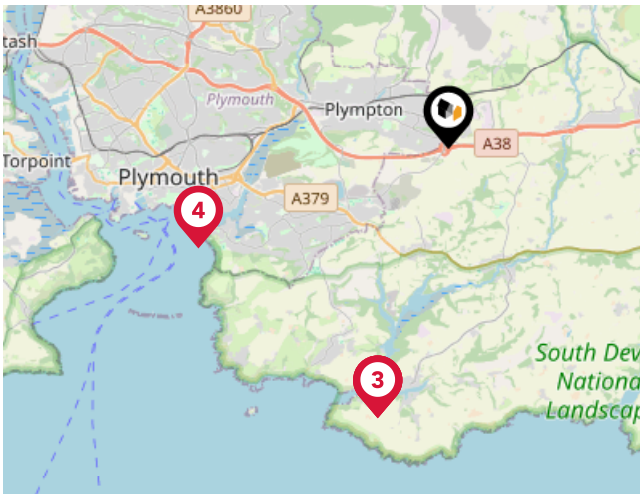
Pin	Name	Distance
1	Plymouth City Airport	4.55 miles
2	Plymouth City Airport	4.55 miles
3	Exeter International Airport	35.68 miles
4	Exeter International Airport	35.68 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Walnut Drive	0.03 miles
2	Walnut Drive	0.04 miles
3	District Centre	0.13 miles
4	Holland Road South Side	0.14 miles
5	Holland Road North Side	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	5.28 miles
2	Newton Ferrers Ferry Landing	5.28 miles
3	Newton Ferrers Ferry Landing	5.28 miles
4	Plymouth Mount Batten Ferry Landing	5.09 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

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.

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Lang Town & Country

Data Quality

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