

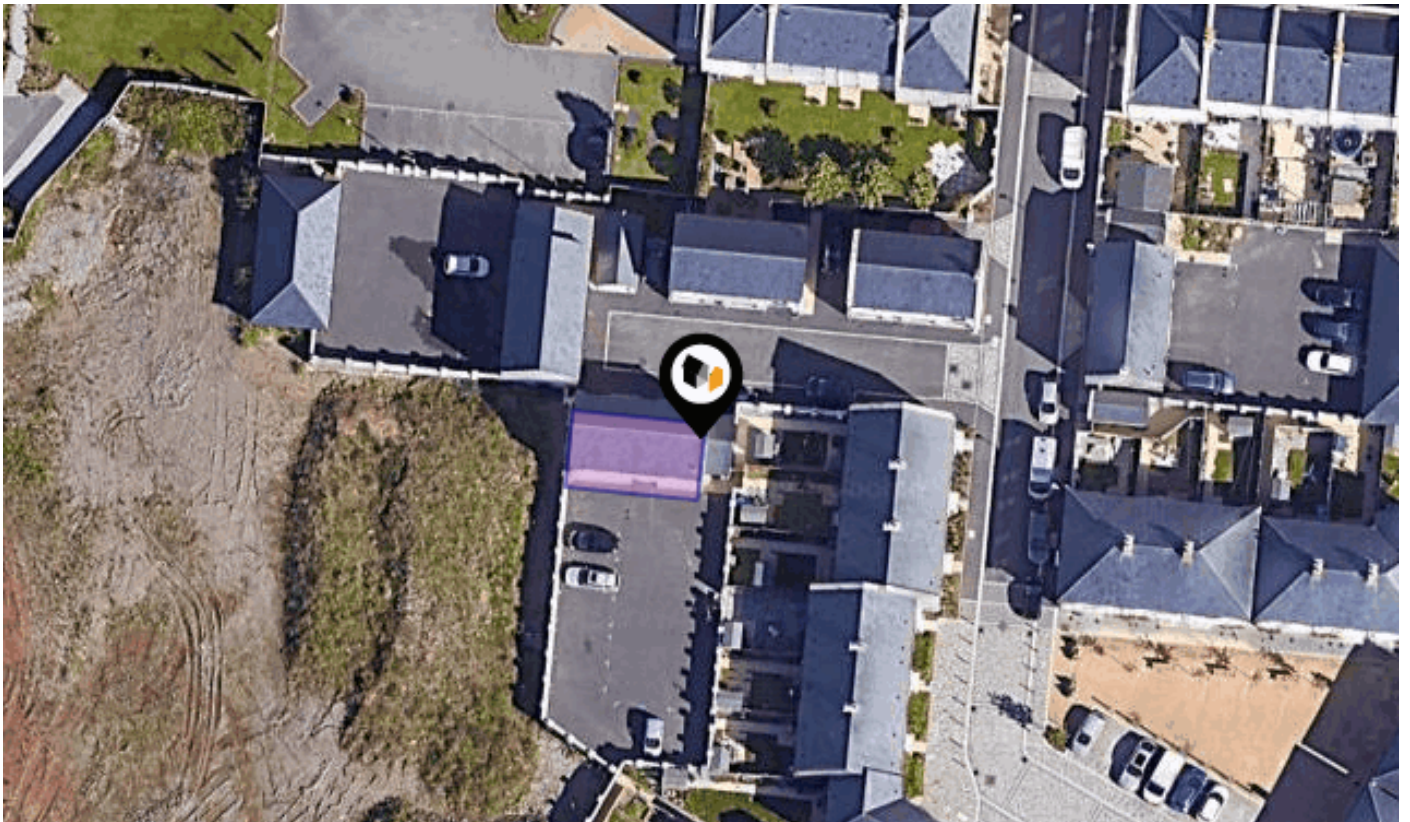


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th July 2024



PEGASUS PLACE, SHERFORD, PLYMOUTH, PL9

Lang Town & Country

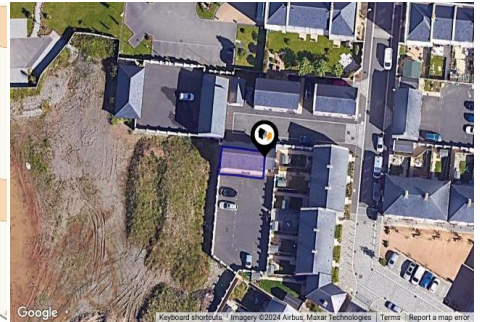
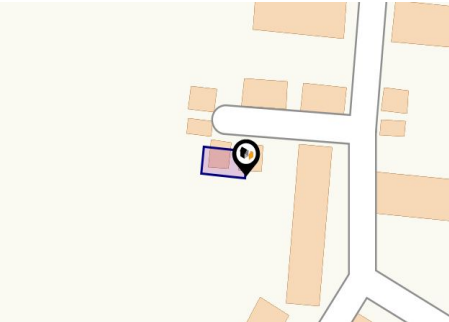
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	2	Start Date:	08/04/2018
Floor Area:	742 ft ² / 69 m ²	End Date:	01/08/2142
Plot Area:	0.02 acres	Lease Term:	125 years from 1 August 2017
Council Tax :	Band B	Term Remaining:	118 years
Annual Estimate:	£1,723		
Title Number:	DN696903		

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	1000 mb/s
	

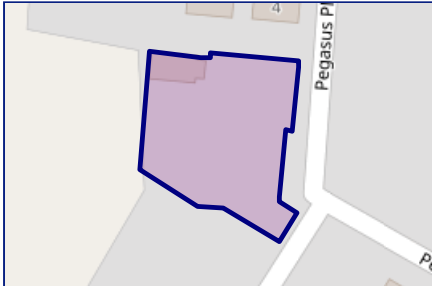
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

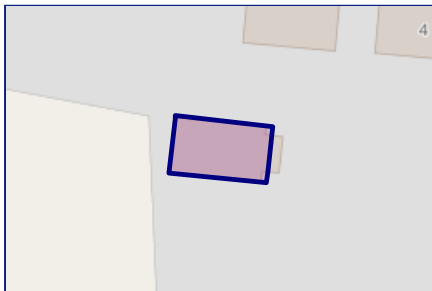


Freehold Title Plan



DN680196

Leasehold Title Plan



DN696903

Start Date: 08/04/2018
End Date: 01/08/2142
Lease Term: 125 years from 1 August 2017
Term Remaining: 118 years

Pegasus Place, Sherford, PL9

Energy rating

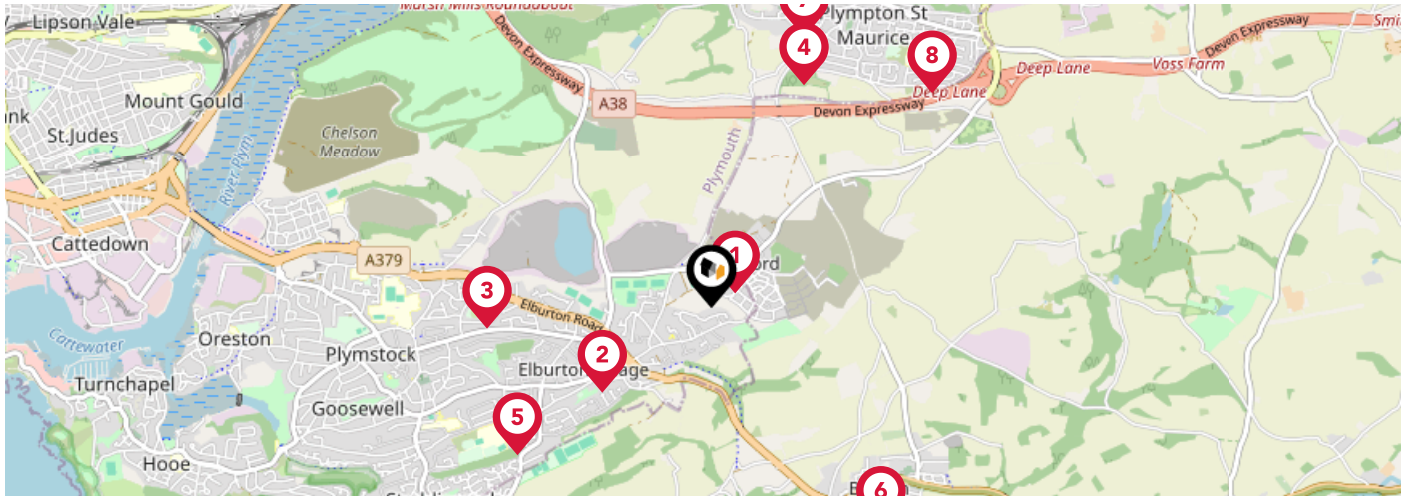
B

Valid until 10.04.2027

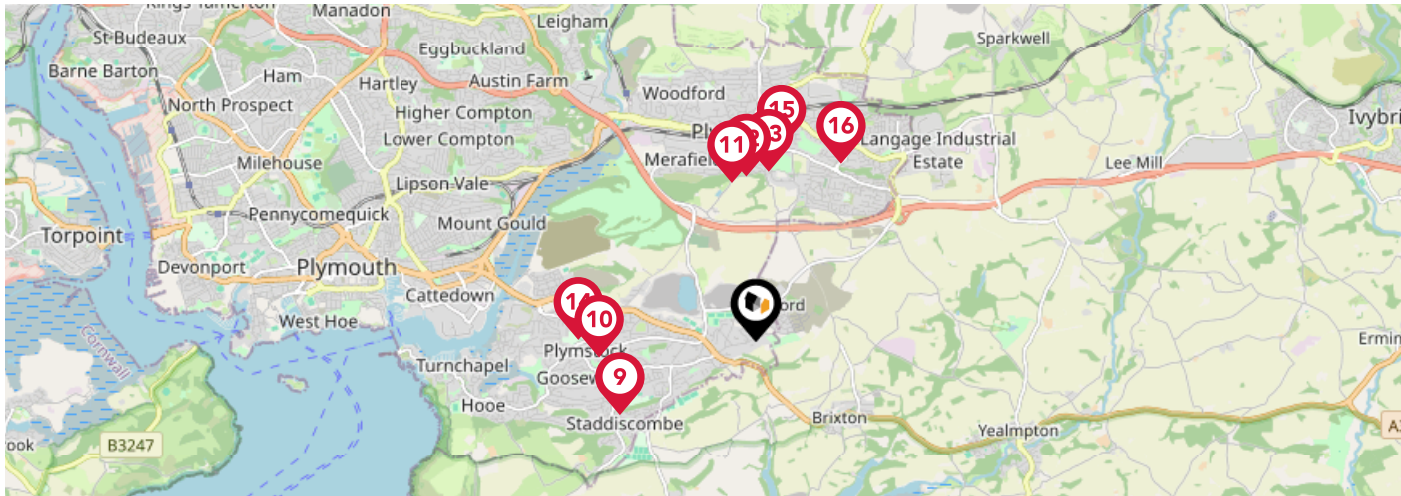
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Maisonette
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.20 W/m ² ·K
Total Floor Area:	69 m ²

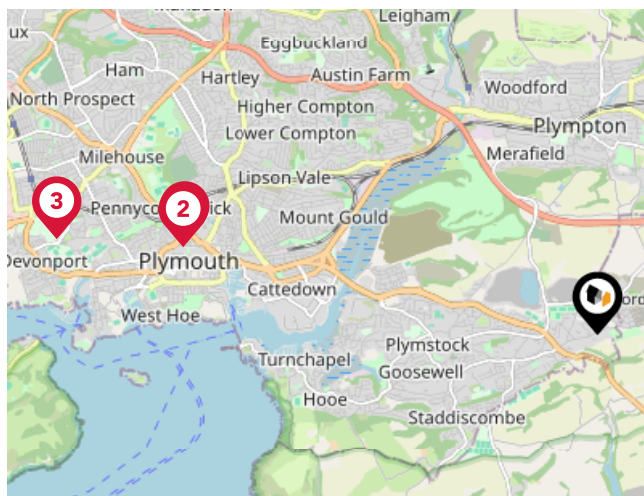


		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School Ofsted Rating: Not Rated Pupils: 176 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Dunstone Primary School Ofsted Rating: Good Pupils: 188 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 201 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coombe Dean School Ofsted Rating: Good Pupils: 1009 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longcause Community Special School Ofsted Rating: Good Pupils: 105 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 208 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



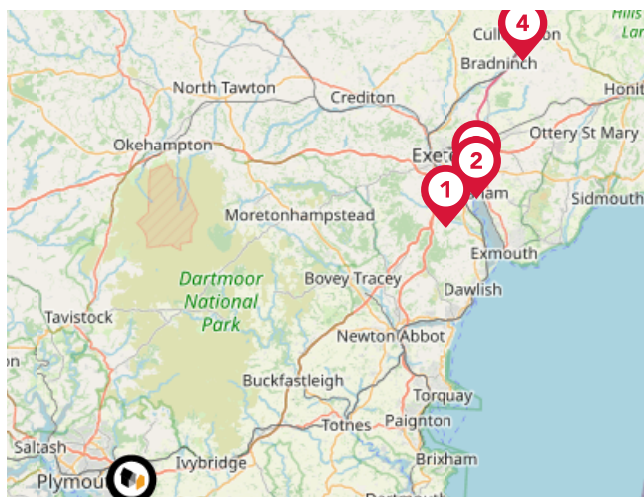
		Nursery	Primary	Secondary	College	Private
	Goosewell Primary Academy Ofsted Rating: Good Pupils: 517 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymstock School Ofsted Rating: Good Pupils: 1549 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Mary's CofE Infant School Ofsted Rating: Requires Improvement Pupils: 147 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Priory Junior Academy Ofsted Rating: Requires Improvement Pupils: 243 Distance:1.57	<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:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pomphlett Primary School Ofsted Rating: Good Pupils: 298 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glen Park Primary School Ofsted Rating: Good Pupils: 417 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddlewood Primary School Ofsted Rating: Good Pupils: 406 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



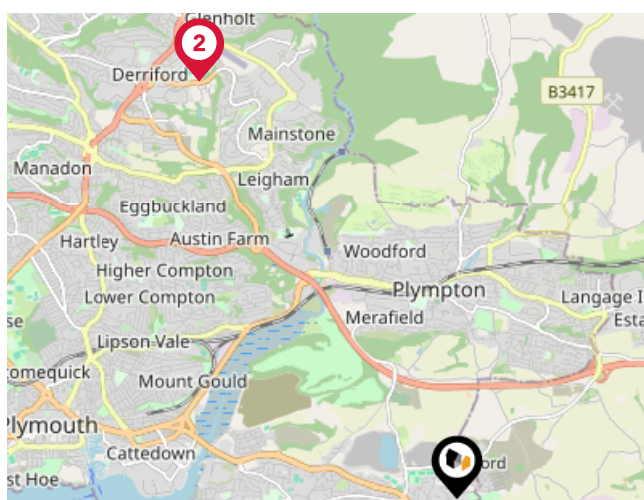
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.01 miles
2	Plymouth Rail Station	4.02 miles
3	Devonport Rail Station	5.2 miles



Trunk Roads/Motorways

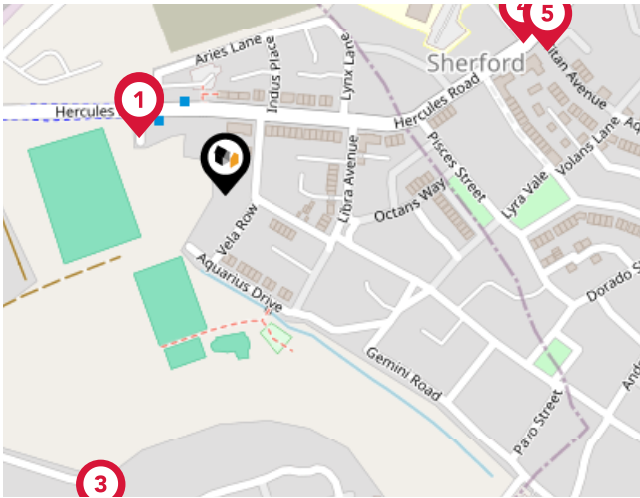
Pin	Name	Distance
1	M5 J31	32.2 miles
2	M5 J30	35.36 miles
3	M5 J29	36.21 miles
4	M5 J28	45.19 miles



Airports/Helipads

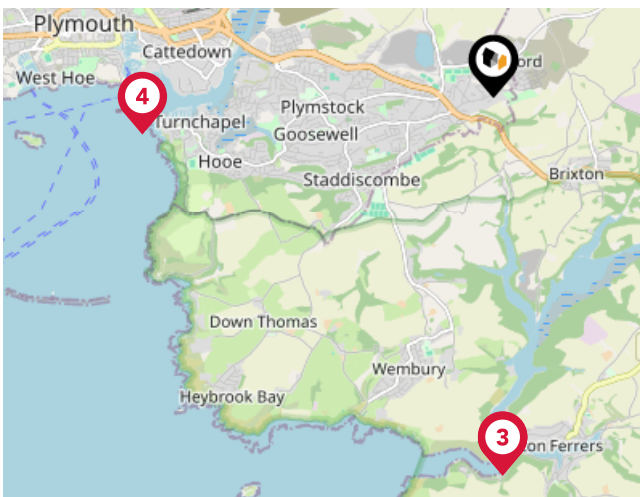
Pin	Name	Distance
1	Plymouth City Airport	4.65 miles
2	Plymouth City Airport	4.65 miles
3	Exeter International Airport	37.77 miles
4	Exeter International Airport	37.77 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hercules Way	0.06 miles
2	Hercules Way	0.06 miles
3	Candish Drive	0.21 miles
4	Sherford Vale School	0.2 miles
5	Sherford Vale School	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.57 miles
2	Newton Ferrers Ferry Landing	3.57 miles
3	Newton Ferrers Ferry Landing	3.57 miles
4	Plymouth Mount Batten Ferry Landing	3.34 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.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lang Town & Country

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

