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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18<sup>th</sup> July 2024



## HORN LANE, PLYMOUTH, PL9

### Lang Town & Country

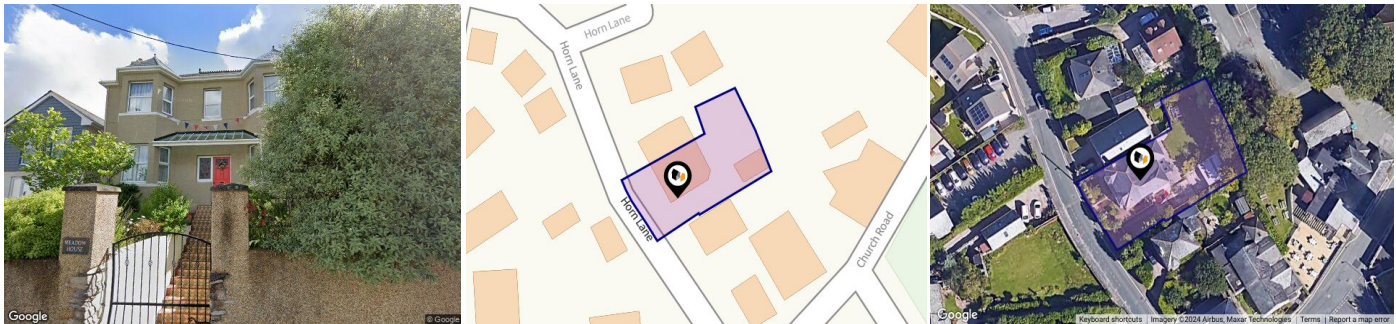
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	6		
<b>Floor Area:</b>	2,755 ft <sup>2</sup> / 256 m <sup>2</sup>		
<b>Plot Area:</b>	0.22 acres		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,199		
<b>Title Number:</b>	DN40717		

## Local Area

<b>Local Authority:</b>	Plymouth	<b>Estimated Broadband Speeds</b>	
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)	
<b>Flood Risk:</b>		<b>19</b>	<b>1000</b>
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	High		



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



Horn Lane, PL9

Energy rating

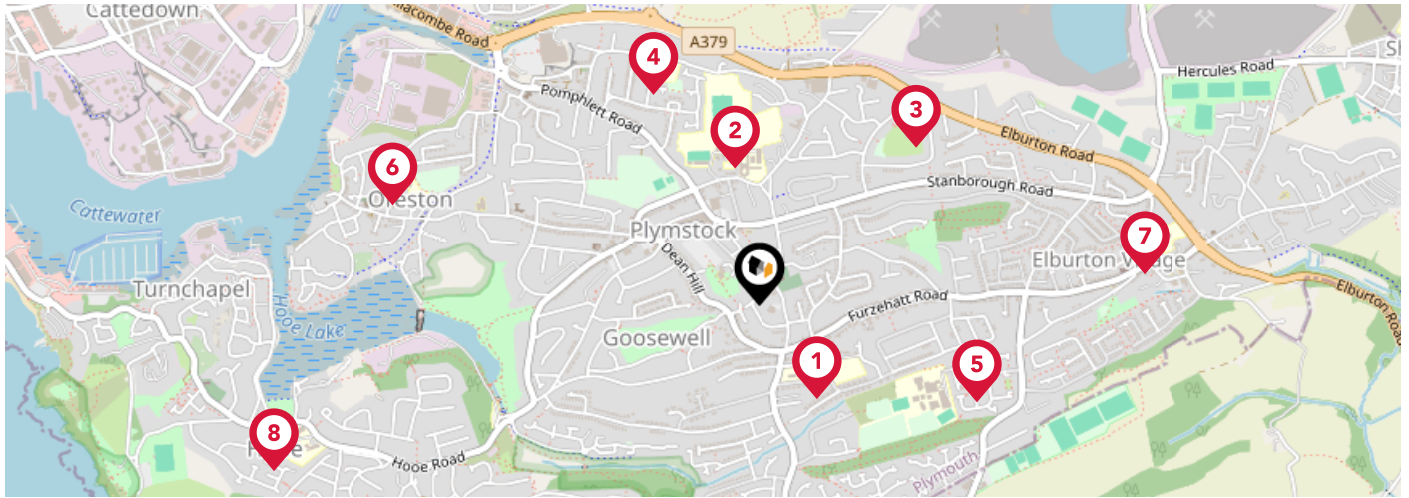
# C

Valid until 30.05.2034

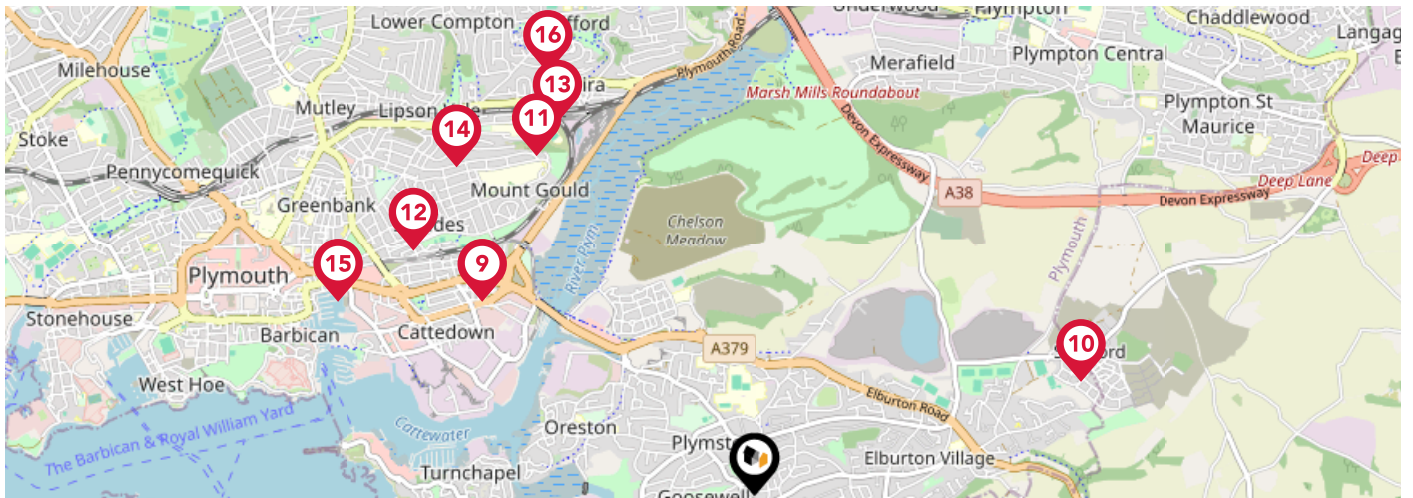
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 350 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	256 m <sup>2</sup>

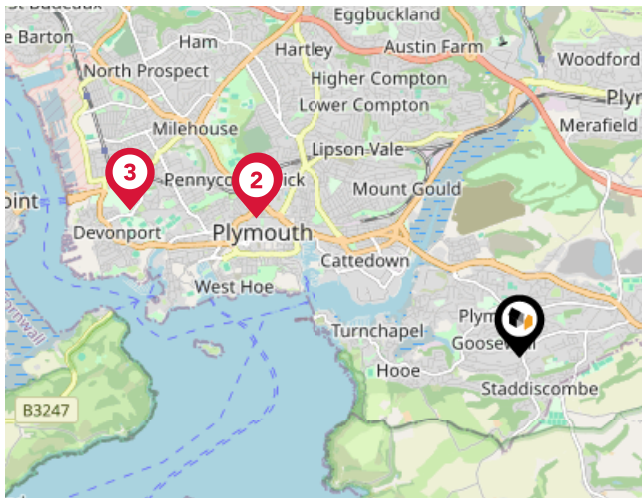


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 517   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1549   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Dunstone Primary School</b> Ofsted Rating: Good   Pupils: 188   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 298   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 1009   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 457   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 474   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 218   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



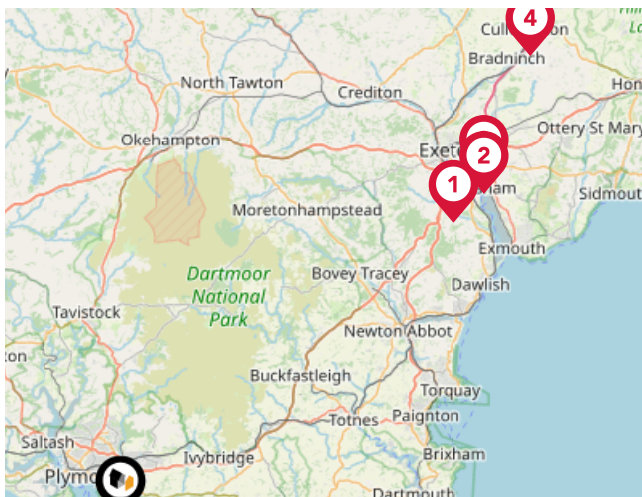
		Nursery	Primary	Secondary	College	Private
	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 406   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherford Vale School</b> Ofsted Rating: Not Rated   Pupils: 176   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1008   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Salisbury Road Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 486   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laira Green Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 271   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 283   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>High View School</b> Ofsted Rating: Outstanding   Pupils: 348   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



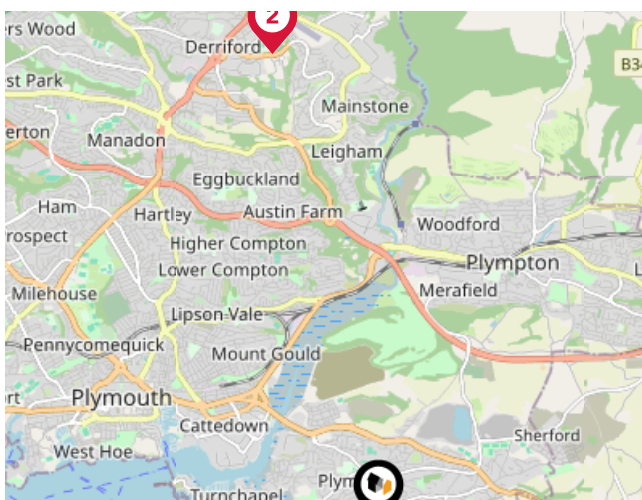
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.82 miles
2	Plymouth Rail Station	2.82 miles
3	Devonport Rail Station	3.94 miles



## Trunk Roads/Motorways

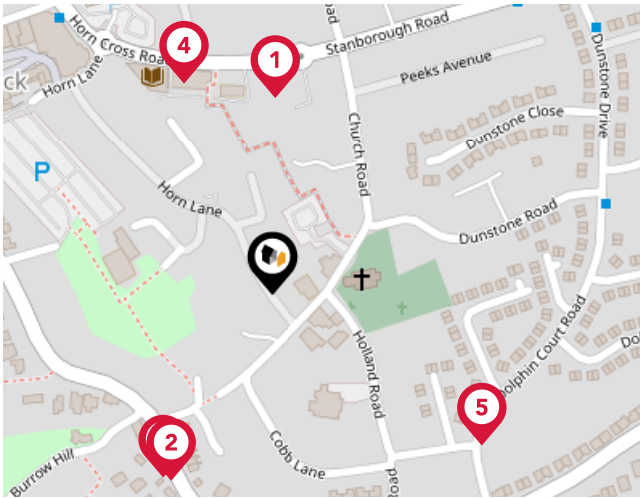
Pin	Name	Distance
1	M5 J31	33.58 miles
2	M5 J30	36.75 miles
3	M5 J29	37.58 miles
4	M5 J28	46.49 miles



## Airports/Helipads

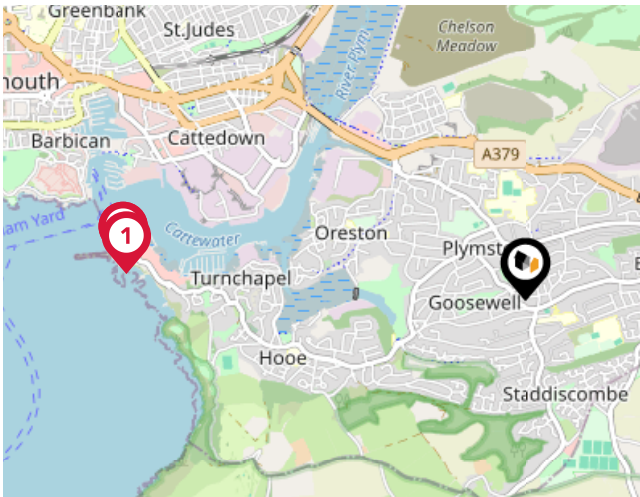
Pin	Name	Distance
1	Plymouth City Airport	4.54 miles
2	Plymouth City Airport	4.54 miles
3	Exeter International Airport	39.15 miles
4	Exeter International Airport	39.15 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Maple Court	0.12 miles
2	Church Road	0.13 miles
3	Church Road	0.13 miles
4	Plymstock Library	0.14 miles
5	Oakdene Rise	0.15 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.89 miles
2	Plymouth Mount Batten Ferry Landing	1.9 miles
3	Plymouth Mount Batten Ferry Landing	1.91 miles



## Important - Please Read

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# Lang Town & Country

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