



See More Online

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

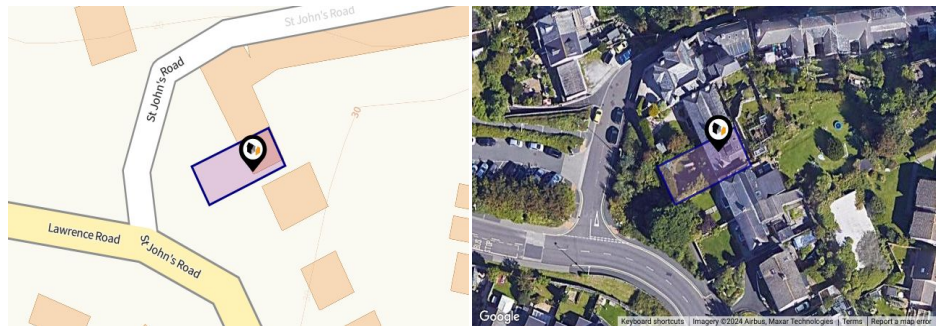
01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com



street-view-image



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,506 ft ² / 140 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN115751		

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	168 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Turnchapel, PL9

Energy rating

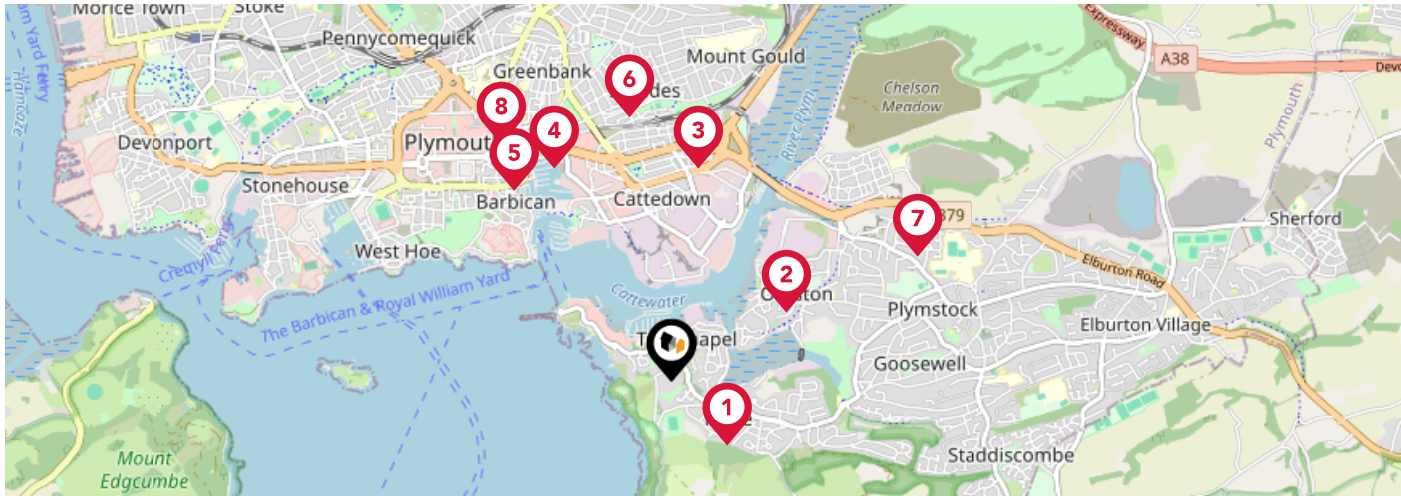
C

Valid until 29.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C	<div style="background-color: #90ee90; color: white; padding: 5px; display: inline-block;"> 69 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

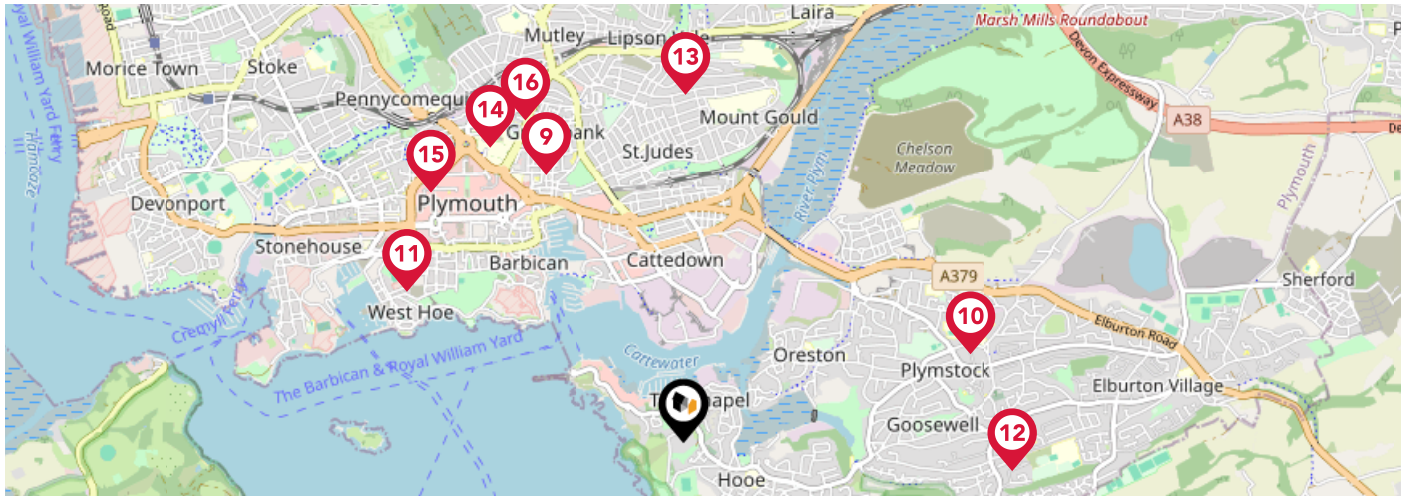
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	140 m ²



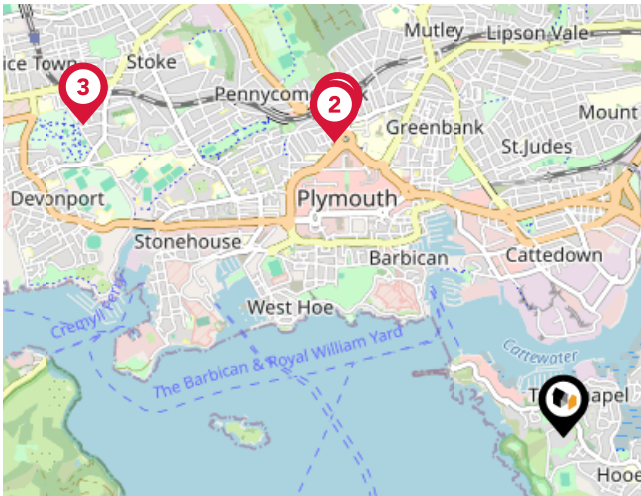
		Nursery	Primary	Secondary	College	Private
1	Hooe Primary Academy Ofsted Rating: Good Pupils: 218 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oreston Community Academy Ofsted Rating: Good Pupils: 457 Distance:0.64	<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:1.01	<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:1.15	<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:1.26	<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:1.31	<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



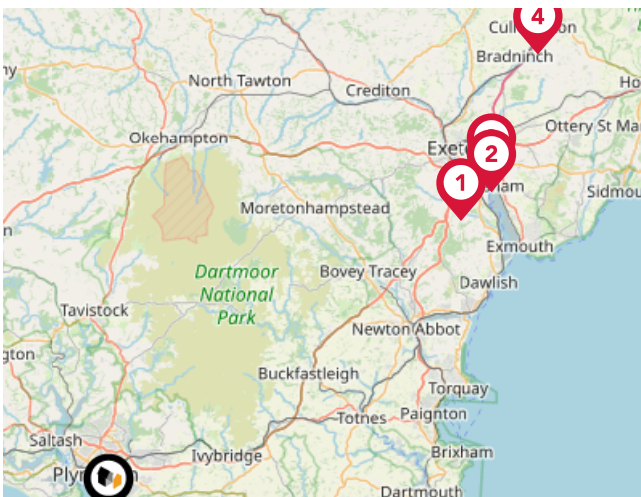
	Nursery	Primary	Secondary	College	Private
9 Mount Street Primary School Ofsted Rating: Requires Improvement Pupils: 220 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Plymstock School Ofsted Rating: Good Pupils: 1549 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 St Andrew's Cof E VA Primary School Ofsted Rating: Outstanding Pupils: 202 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Goosewell Primary Academy Ofsted Rating: Good Pupils: 517 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Lipson Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 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"/>
15 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 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)



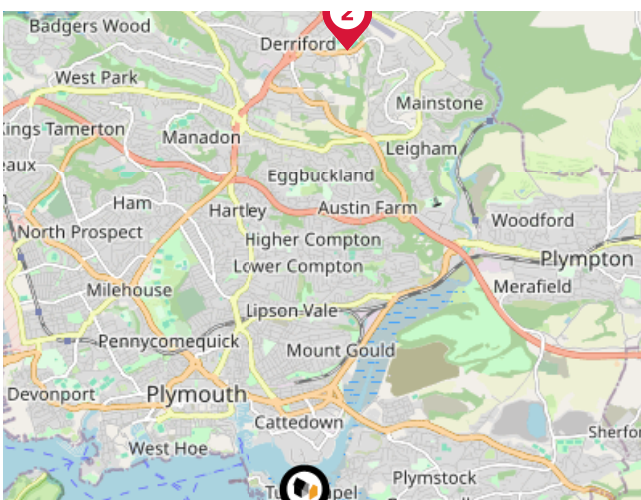
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.78 miles
2	Plymouth Rail Station	1.77 miles
3	Devonport Rail Station	2.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.71 miles
2	M5 J30	37.86 miles
3	M5 J29	38.67 miles
4	M5 J28	47.5 miles

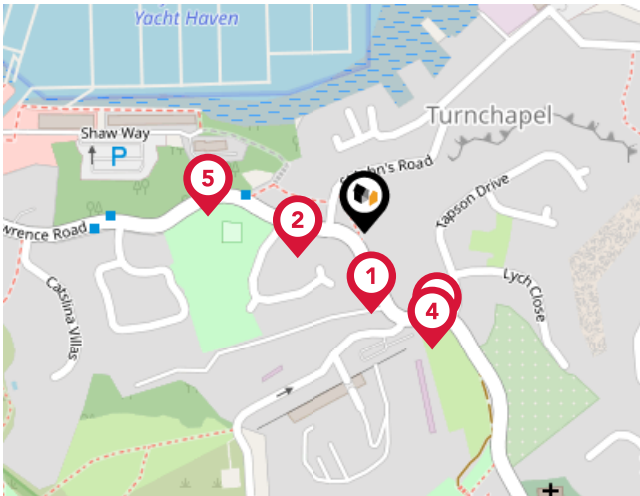


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.53 miles
2	Plymouth City Airport	4.53 miles
3	Newquay St Mawgan Airport	39.56 miles
4	Newquay St Mawgan Airport	39.56 miles

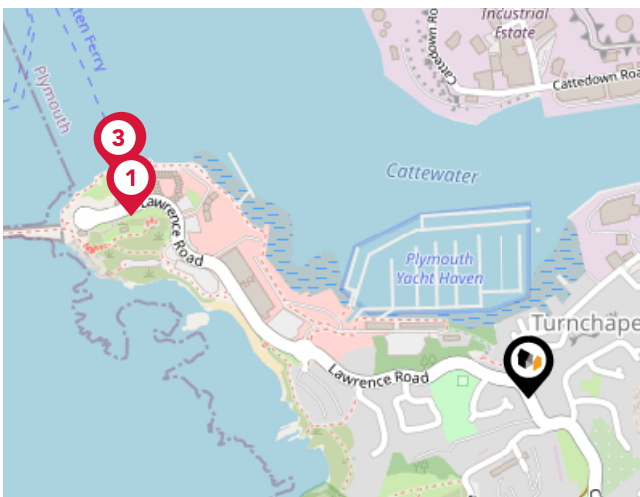
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St. John's Road	0.05 miles
2	Cunliffe Avenue	0.04 miles
3	Tapson Drive	0.07 miles
4	Tapson Drive	0.08 miles
5	Cunliffe Avenue	0.09 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	0.52 miles
2	Plymouth Mount Batten Ferry Landing	0.55 miles
3	Plymouth Mount Batten Ferry Landing	0.55 miles

Testimonial 1



Peter Gough

Selling a house can be a bit stressful. However, most of that was taken away by the team at Lang Town & Country at Plymstock. We were always kept informed and when the marketing needed tweaking they were quick to advise but it didn't feel like you were being pressured. We got our sale and it was thanks to their hard work.

A big thank you to the whole team.

Testimonial 2



Simon Sutherland

A really positive experience from a very friendly and efficient team at Lang Town & Country who kept me informed at every stage of the process and made things simplistic and easy to negotiate from start to finish! Would definitely recommend to friends & family and will use again in the future, should the need arise?!

Testimonial 3



Gail Lord

Lang Town & Country Plymstock were an absolute pleasure to deal with and helped with every step of the purchase of our home until completion. Their staff are friendly, professional and knowledgeable and I would have no hesitation in recommending their services which are outstanding. Thank you.

Testimonial 4



Samantha Carrington

Delighted with the support we had from the whole team at Lang Town & Country. From excellent advice on pricing and marketing, to being in touch throughout the whole process and keeping us informed, and helping us through the inevitable wobbles! We've now successfully completed our sale and would thoroughly recommend them.



/langproperty/



/langproperty



/langtownandcountry/

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

