

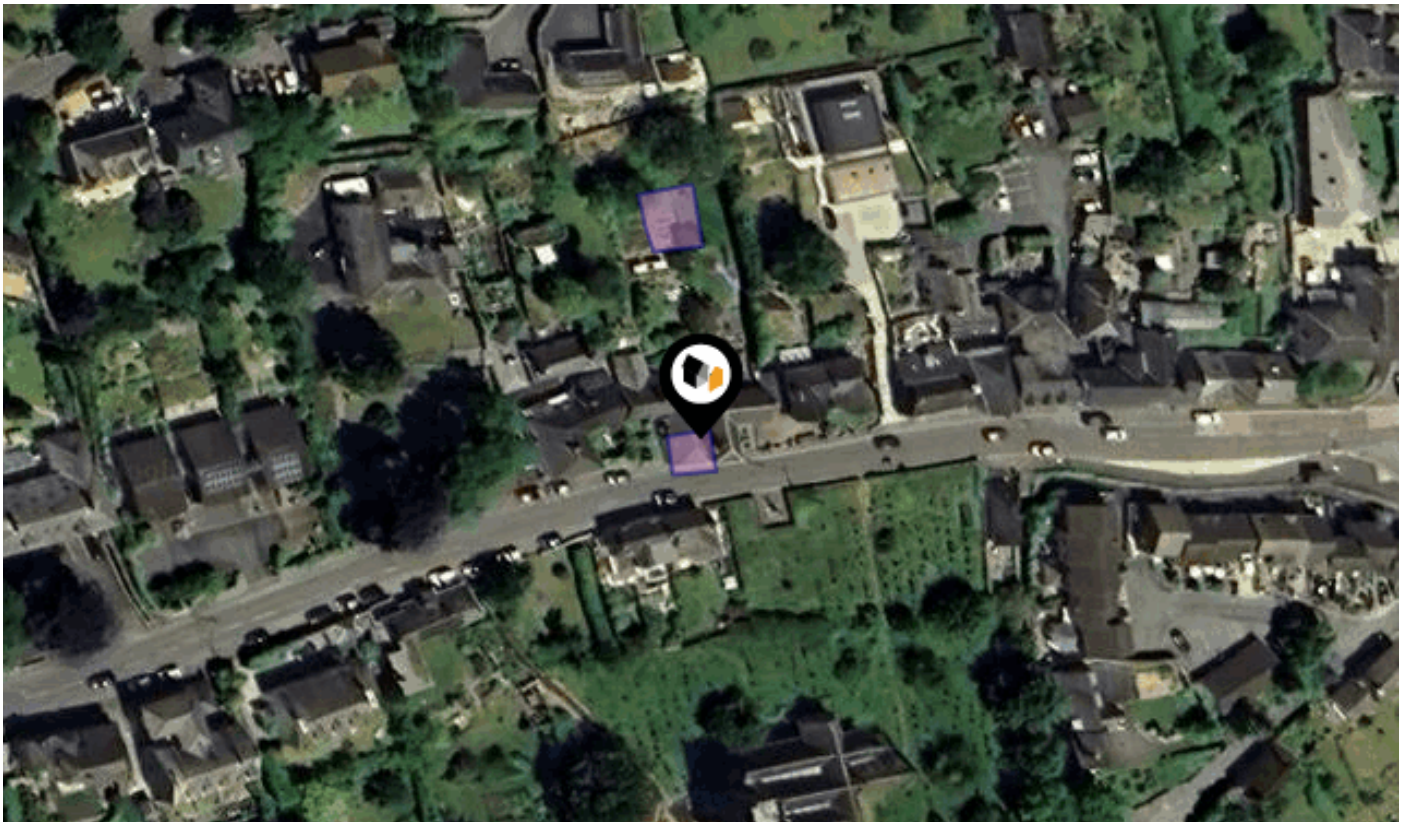


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th November 2024



FORE STREET, YEALMPTON, PLYMOUTH, PL8

Lang Town & Country

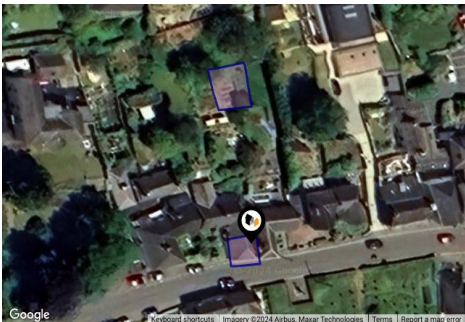
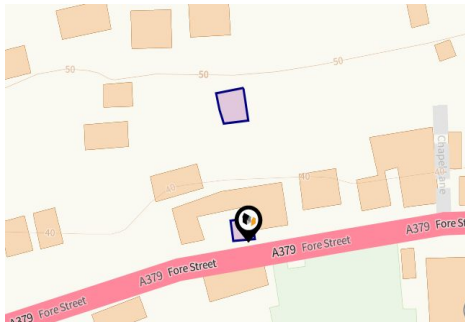
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com








Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	656 ft ² / 61 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,109		
Title Number:	DN241555		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	56 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Fore Street, Yealmpton, PL8

Energy rating

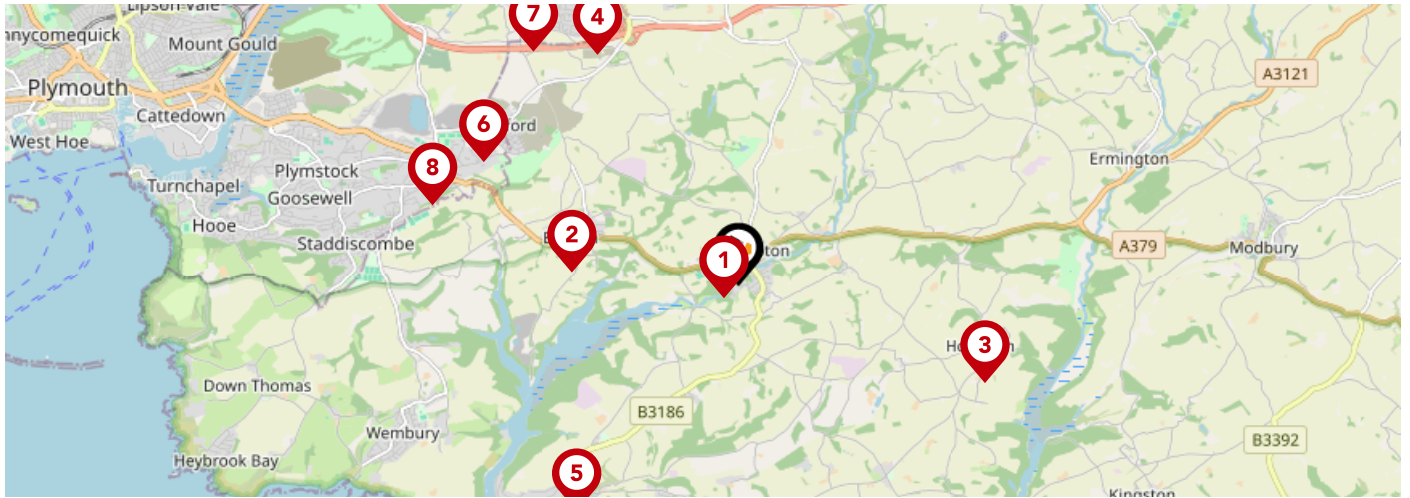
D

Valid until 26.08.2034

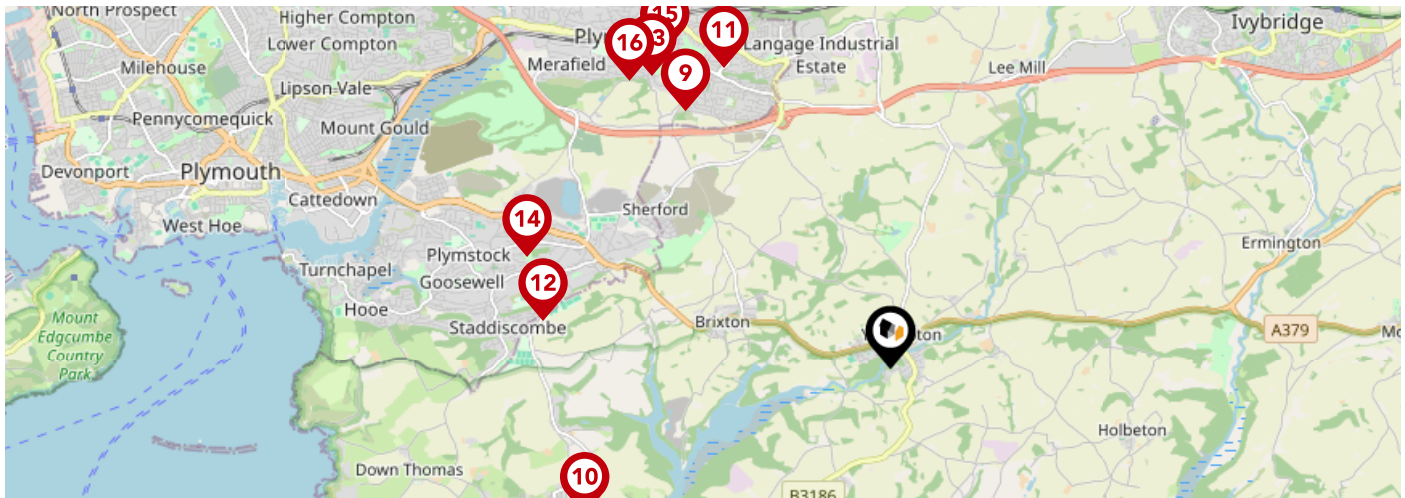
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
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:	61 m ²

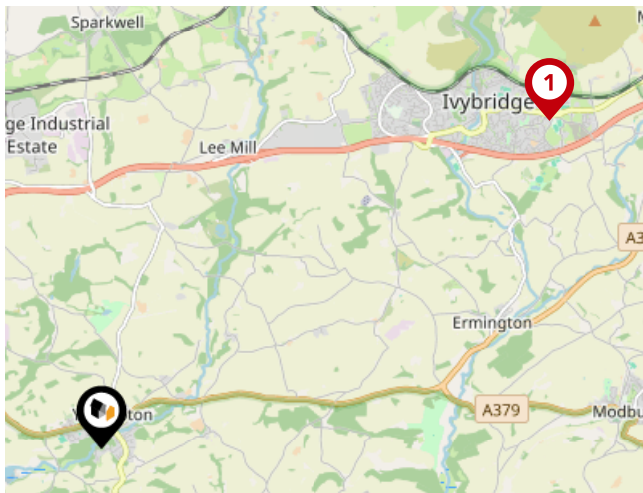


		Nursery	Primary	Secondary	College	Private
1	Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holbeton Primary School Ofsted Rating: Good Pupils: 76 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



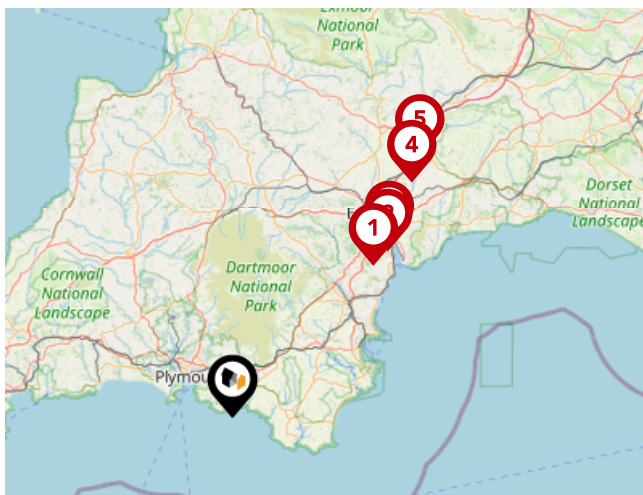
		Nursery	Primary	Secondary	College	Private
	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:3.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:3.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:3.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



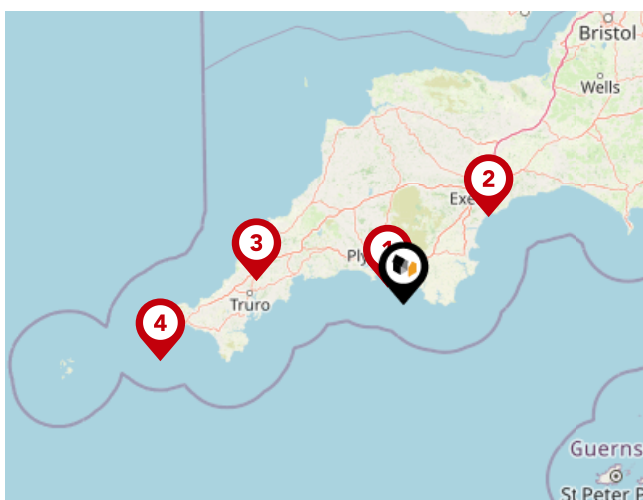
National Rail Stations

Pin	Name	Distance
1	Ivybridge Rail Station	5.25 miles
2	Plymouth Rail Station	6.62 miles
3	Devonport Rail Station	7.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.34 miles
2	M5 J30	34.5 miles
3	M5 J29	35.4 miles
4	M5 J28	44.6 miles
5	M5 J27	48.51 miles

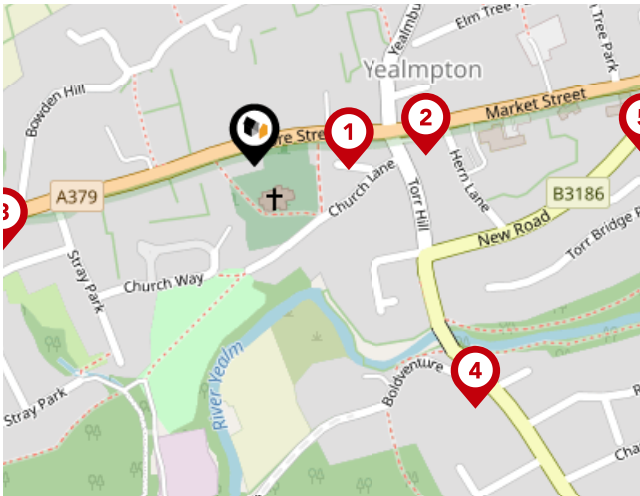


Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.03 miles
2	Exeter Airport	36.87 miles
3	St Mawgan	44.82 miles
4	Joppa	75.7 miles

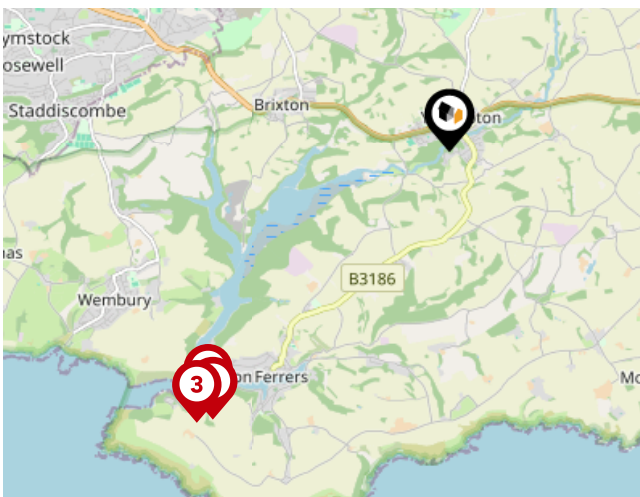
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Volunteer Inn	0.06 miles
2	Post Office	0.1 miles
3	Stray Park	0.16 miles
4	Boldventure	0.19 miles
5	New Road	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.33 miles
2	Noss Mayo Ferry Landing	3.39 miles
3	Warren Point Ferry Landing	3.51 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

