

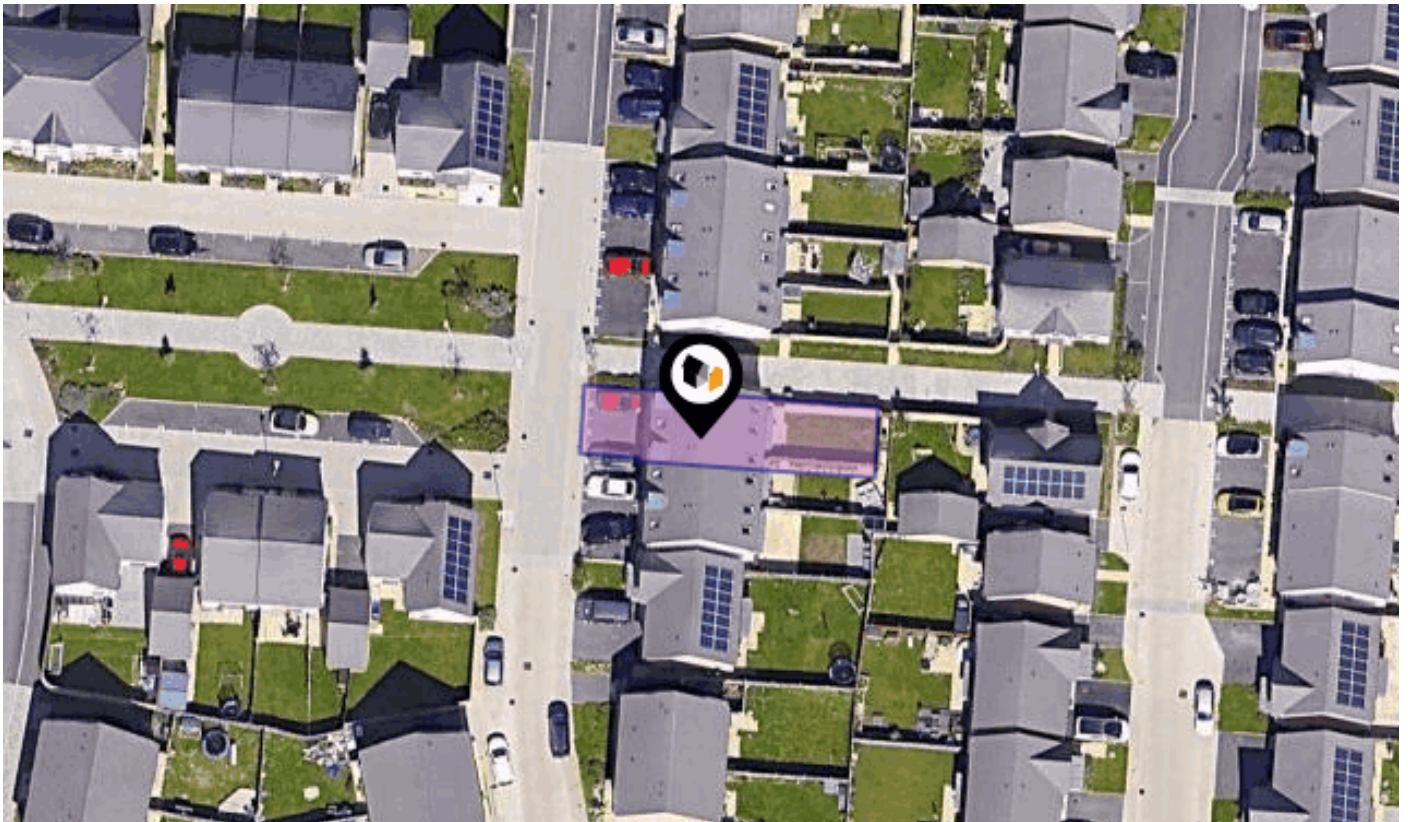


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th August 2024



PEAR LANE, PLYMOUTH, PL7

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.04 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN701058		

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)

8 mb/s	55 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Pear Lane, PL7

Energy rating

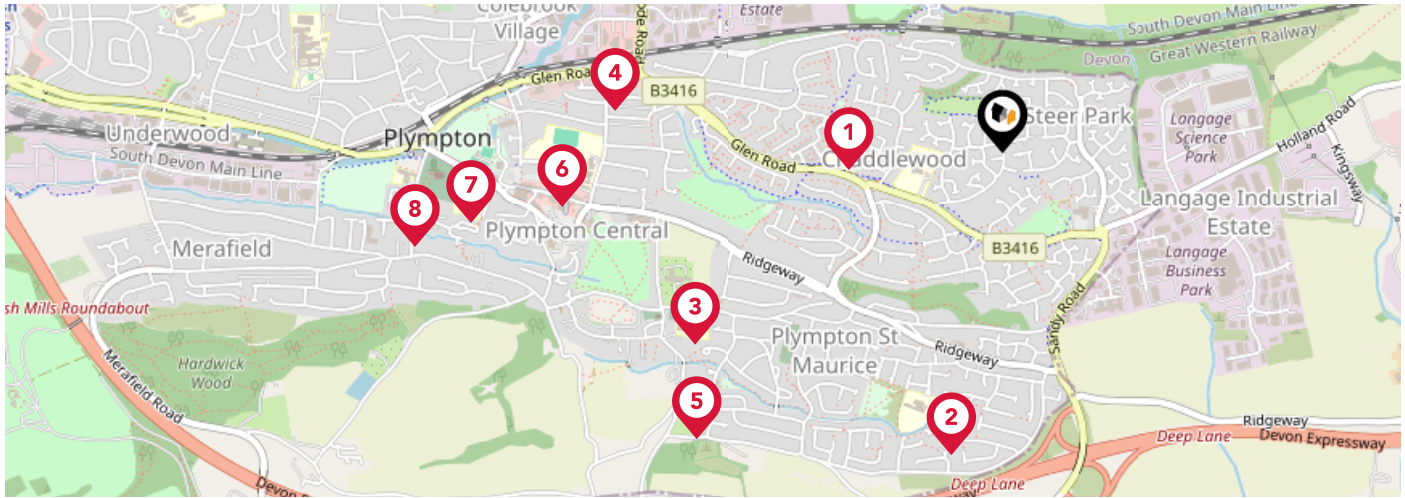
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Valid until 10.05.2028

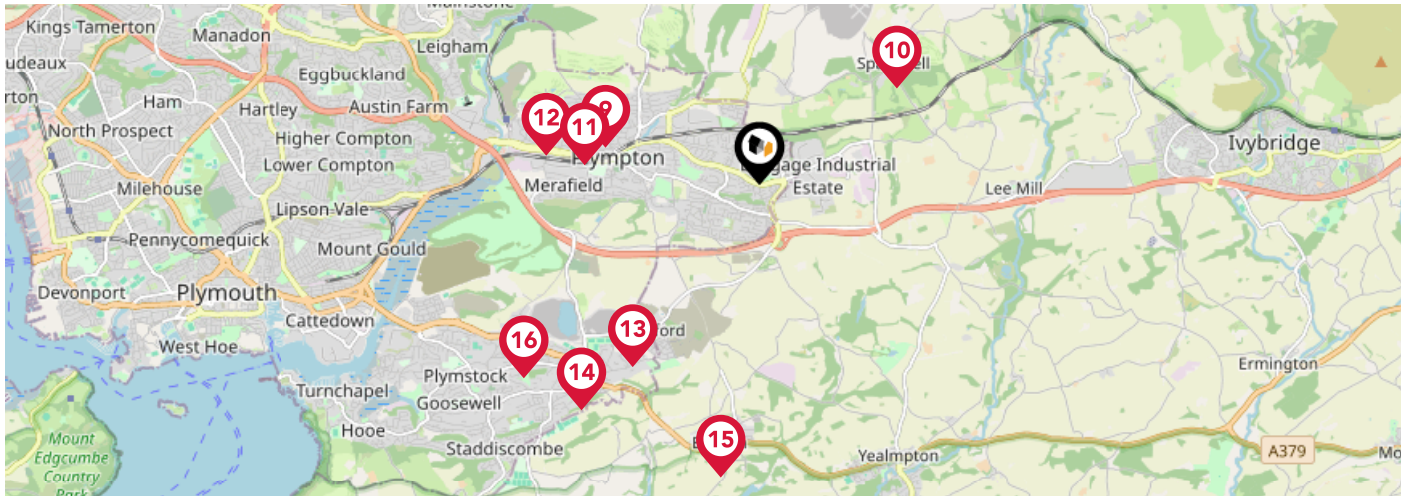
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.19 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	110 m ²



		Nursery	Primary	Secondary	College	Private
1	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:0.37	<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: 216 Distance:0.72	<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: 110 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



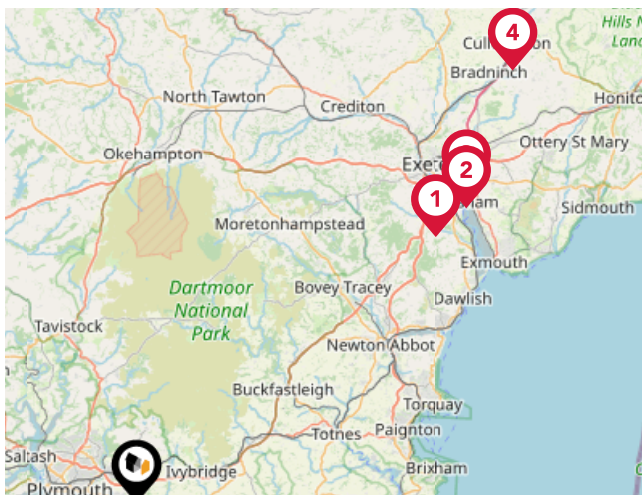
		Nursery	Primary	Secondary	College	Private
	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sparkwell All Saints Primary School Ofsted Rating: Good Pupils: 92 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.71	<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: 102 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



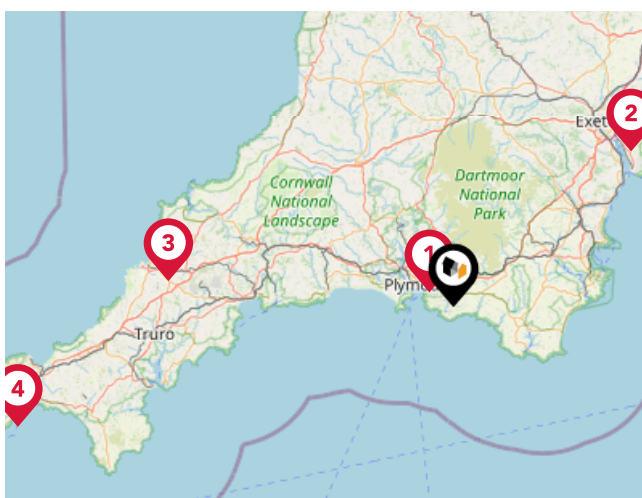
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	5.17 miles
2	Ivybridge Rail Station	5.45 miles
3	Devonport Rail Station	6.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	30.18 miles
2	M5 J30	33.34 miles
3	M5 J29	34.17 miles
4	M5 J28	43.12 miles

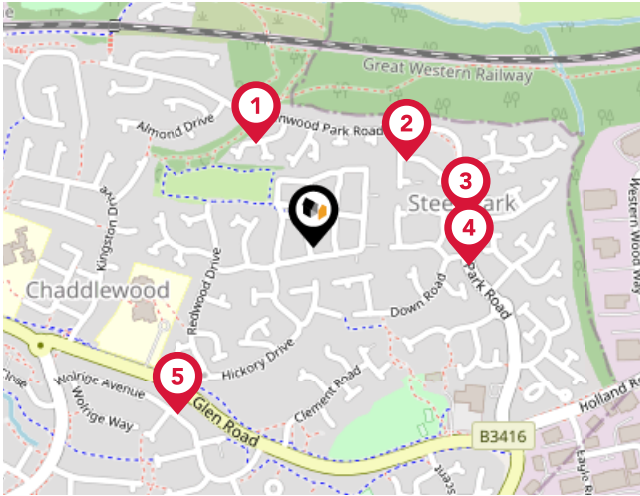


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.23 miles
2	Exeter International Airport	35.75 miles
3	Newquay St Mawgan Airport	43.24 miles
4	Penzance Airport	68.32 miles

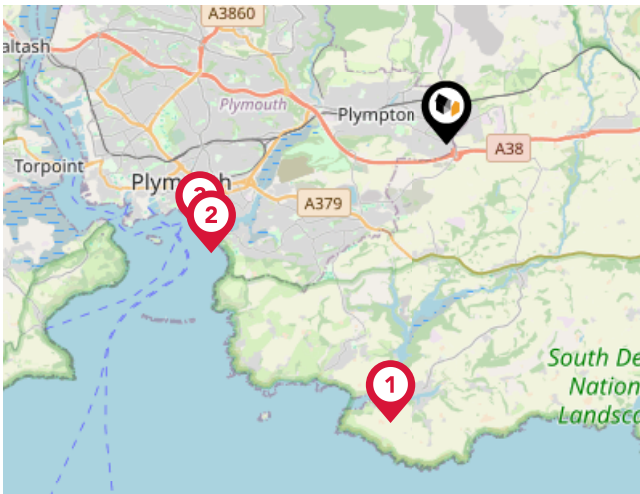
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Raleigh Court	0.14 miles
2	Culverwood Close	0.15 miles
3	Barnfield Drive	0.18 miles
4	Steer Park Road	0.18 miles
5	Hickory Drive	0.26 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	5.4 miles
2	Plymouth Mount Batten Ferry Landing	4.94 miles
3	Plymouth (Barbican) Landing Stage	4.97 miles

Important - Please Read

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Lang Town & Country

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