

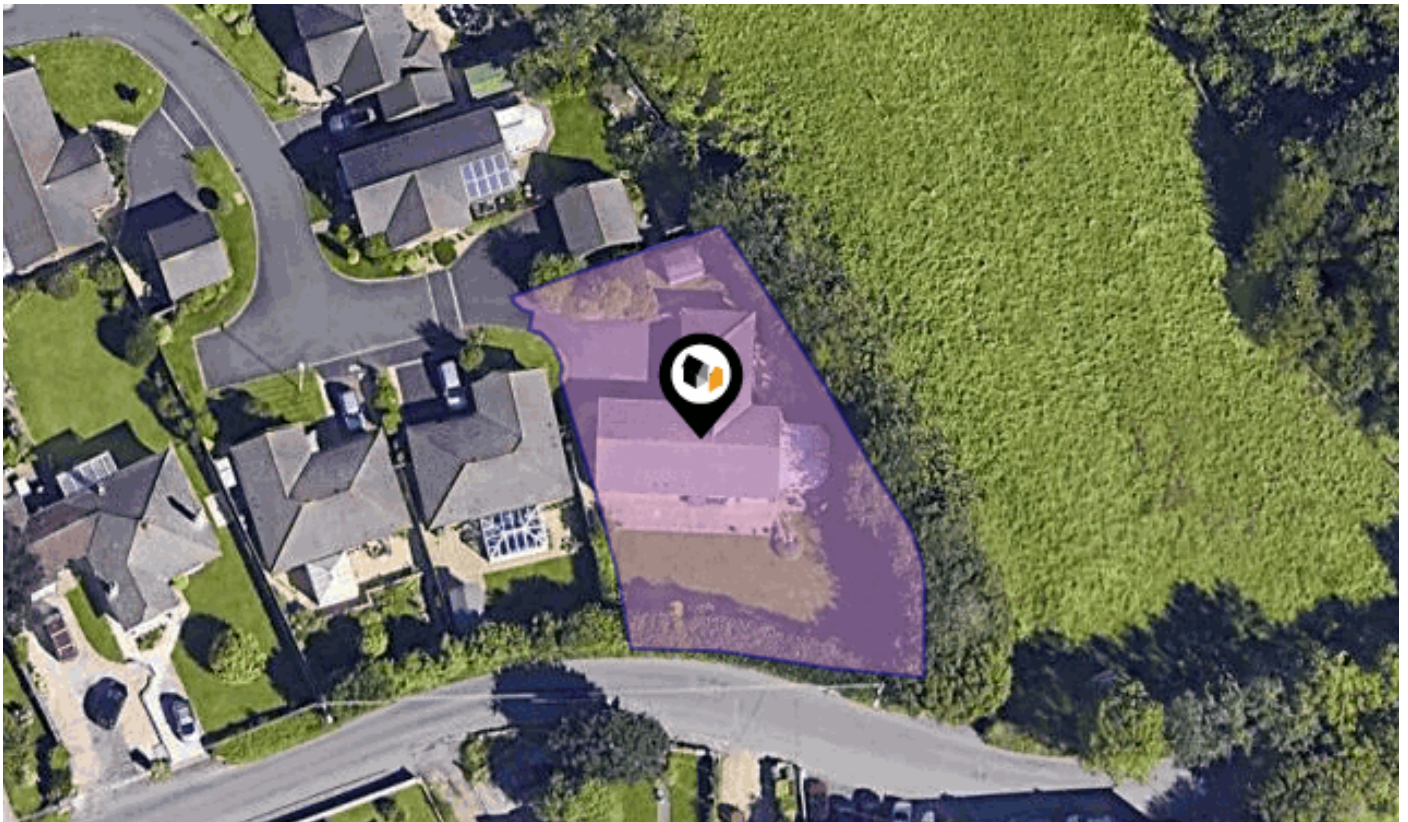


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th September 2024



CANDISH DRIVE, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.21 acres		
Year Built :	2000		
Council Tax :	Band F		
Annual Estimate:	£3,199		
Title Number:	DN442711		

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)

25 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



PLYMOUTH, PL9

Energy rating

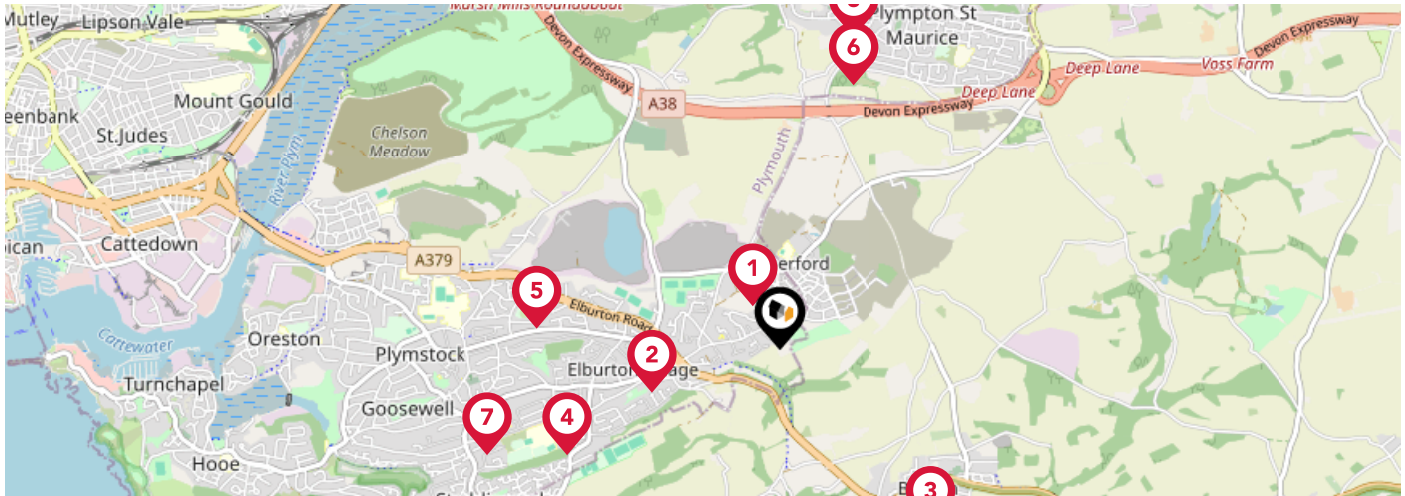
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Valid until 01.09.2034

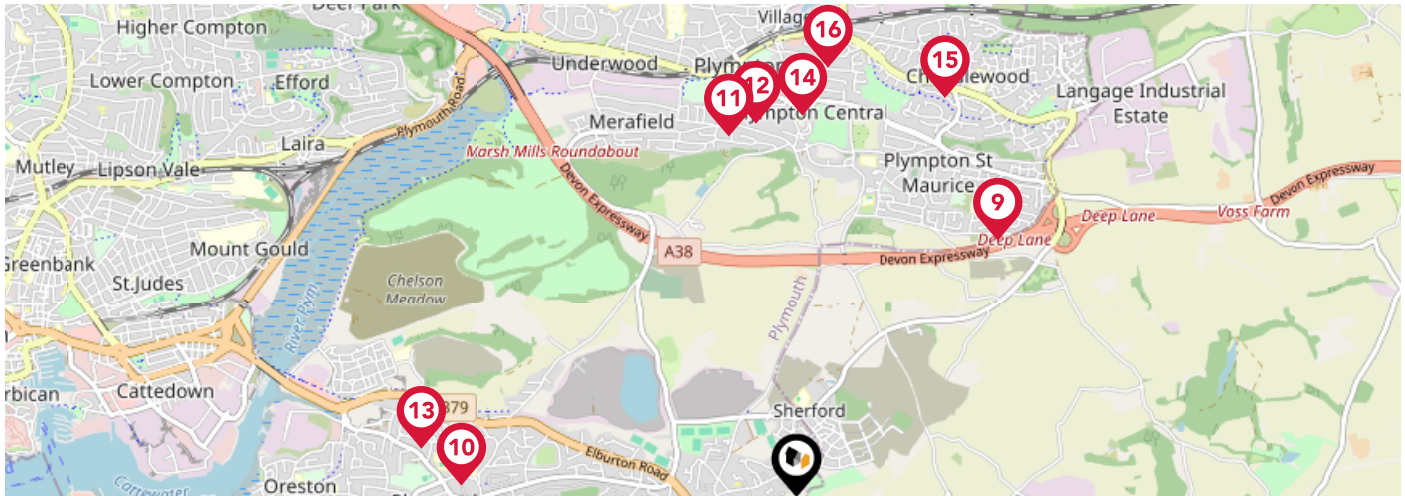
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	125 m ²

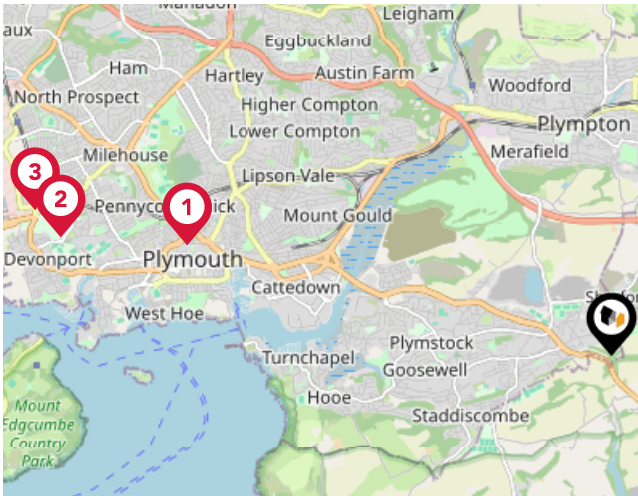


		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



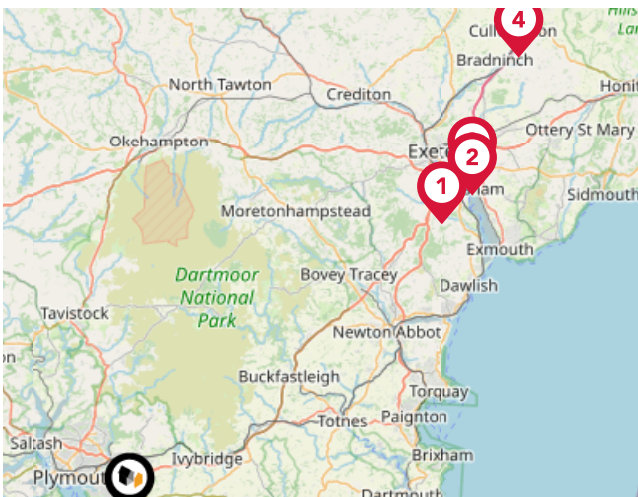
	Nursery	Primary	Secondary	College	Private
<p>9 Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:2.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:2.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



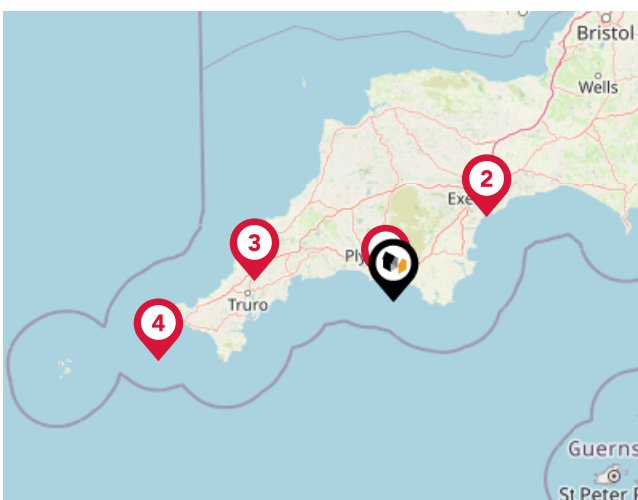
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.15 miles
2	Devonport Rail Station	5.33 miles
3	Dockyard (Plymouth) Rail Station	5.62 miles



Trunk Roads/Motorways

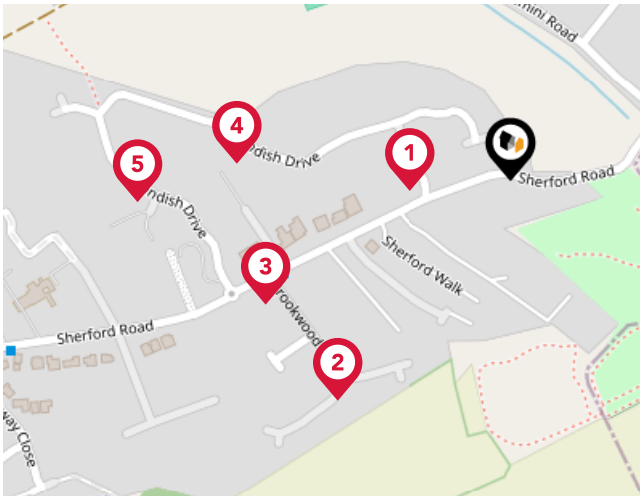
Pin	Name	Distance
1	M5 J31	32.28 miles
2	M5 J30	35.44 miles
3	M5 J29	36.29 miles
4	M5 J28	45.29 miles



Airports/Helipads

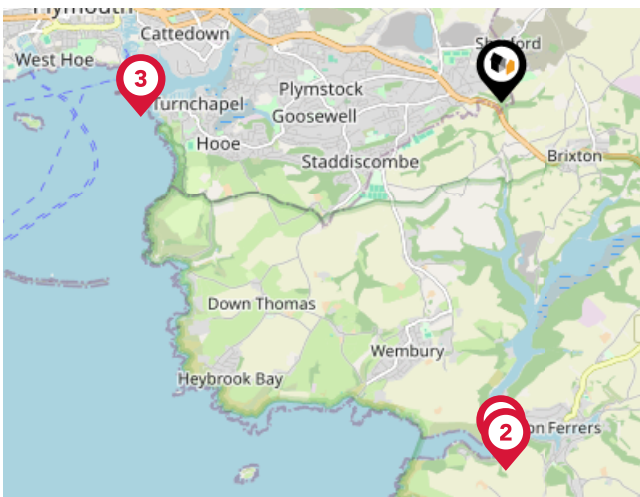
Pin	Name	Distance
1	Glenholt	4.87 miles
2	Exeter Airport	37.84 miles
3	St Mawgan	42.41 miles
4	Joppa	73.69 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Candish Drive East	0.06 miles
2	Brookwood Road	0.17 miles
3	Brookwood Road	0.16 miles
4	Candish Drive	0.16 miles
5	Candish Drive West	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.36 miles
2	Noss Mayo Ferry Landing	3.49 miles
3	Plymouth Mount Batten Ferry Landing	3.41 miles

Important - Please Read

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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.

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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.



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