

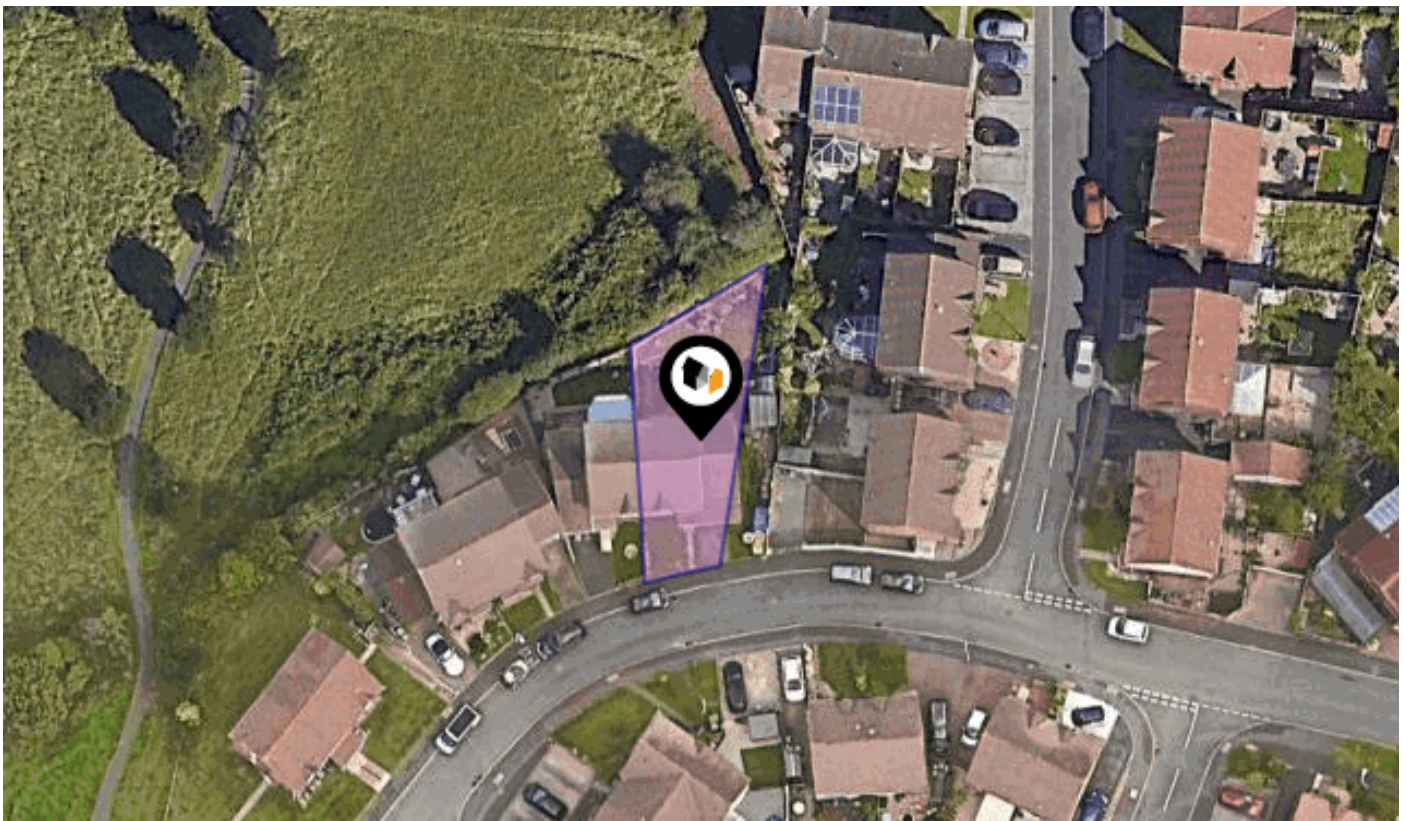


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



COLEMAN DRIVE, PLYMOUTH, PL9

Lang Town & Country

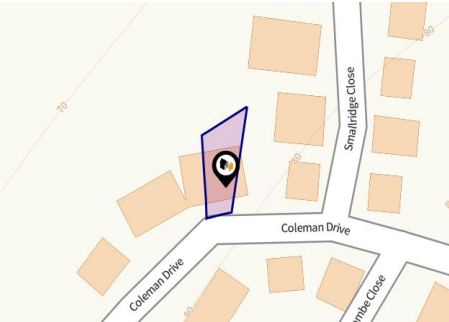
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,723		
Title Number:	DN237048		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

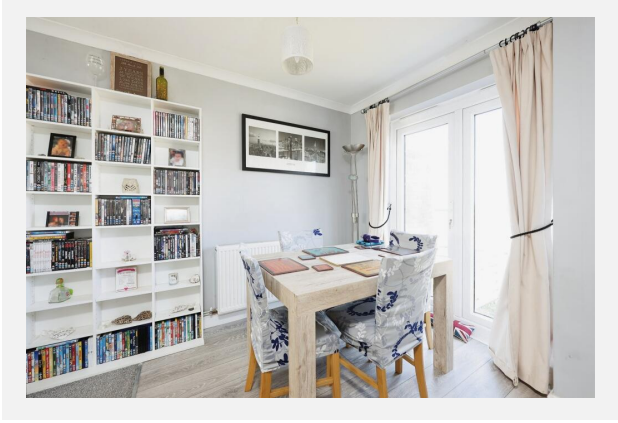
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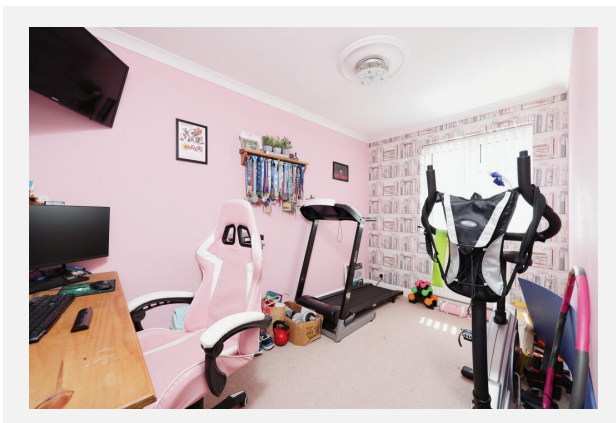
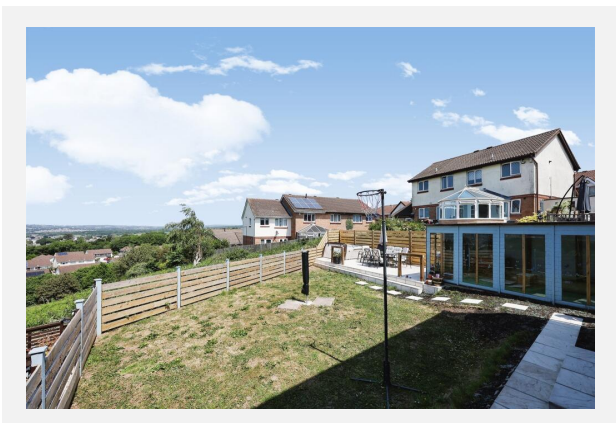
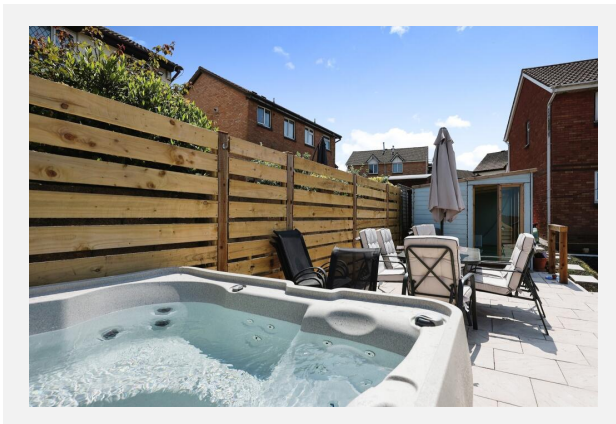
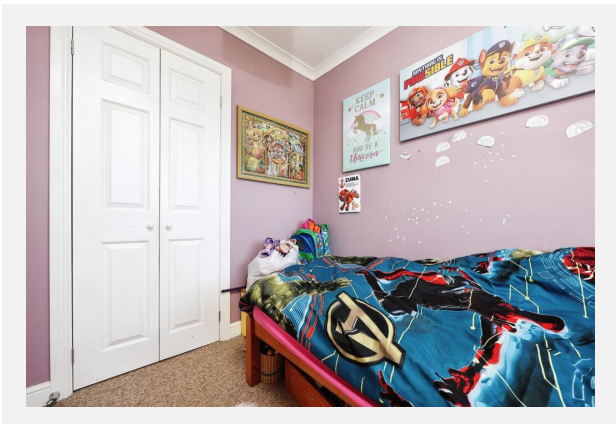
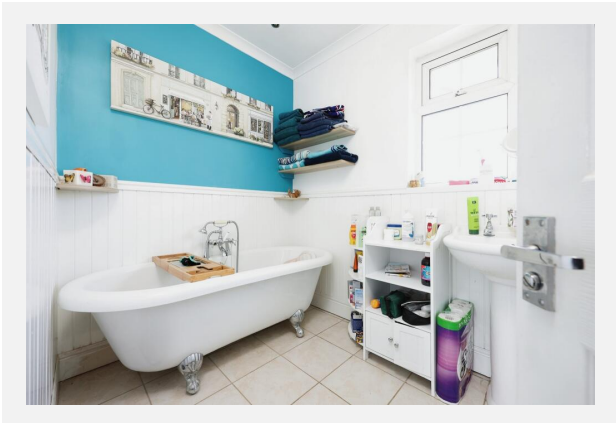
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







COLEMAN DRIVE, PLYMOUTH, PL9



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Coleman Drive, PL9

Energy rating

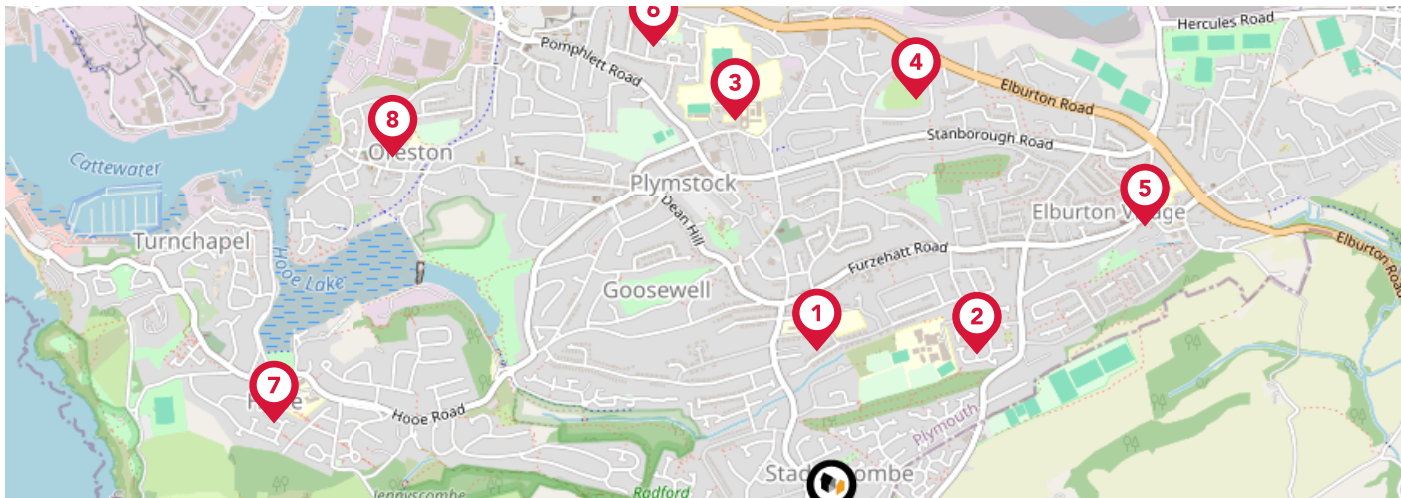
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Valid until 24.07.2028

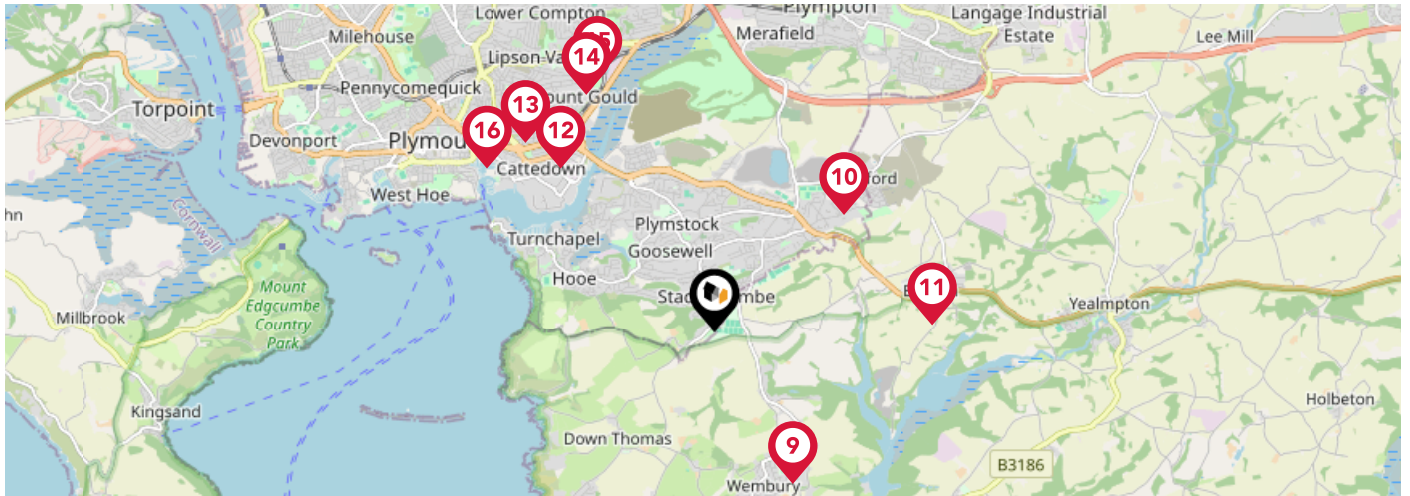
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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 installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 35% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	101 m ²

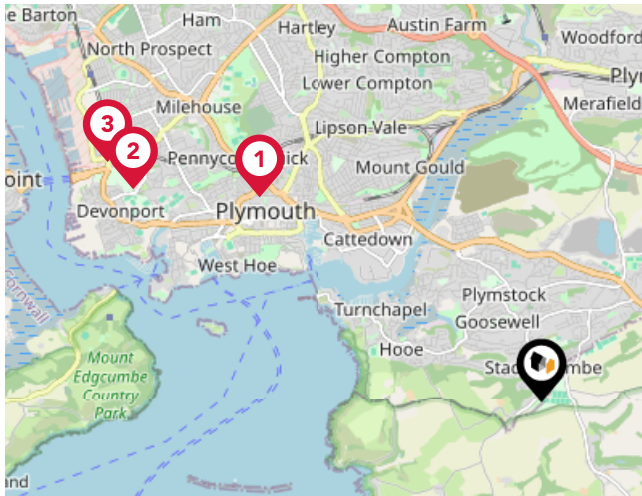


		Nursery	Primary	Secondary	College	Private
1	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



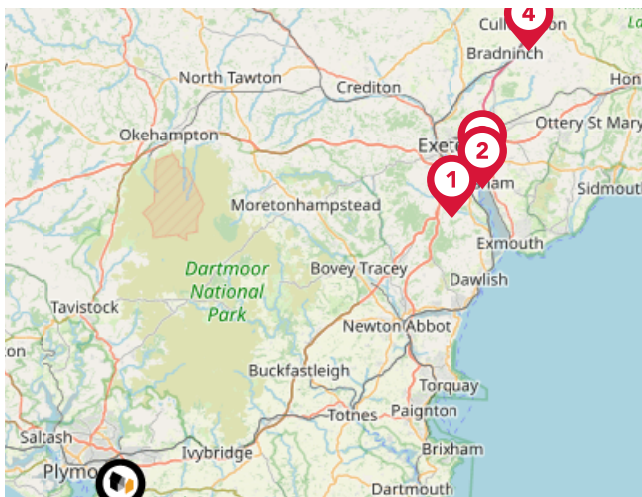
	Nursery	Primary	Secondary	College	Private
 Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.65	<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:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



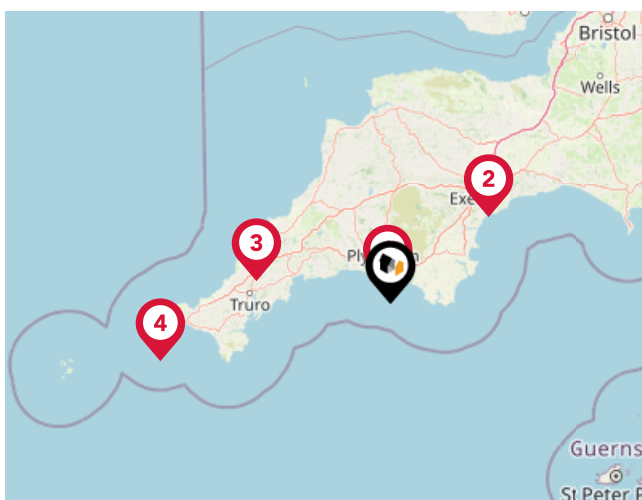
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.3 miles
2	Devonport Rail Station	4.35 miles
3	Dockyard (Plymouth) Rail Station	4.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.88 miles
2	M5 J30	37.04 miles
3	M5 J29	37.88 miles
4	M5 J28	46.85 miles

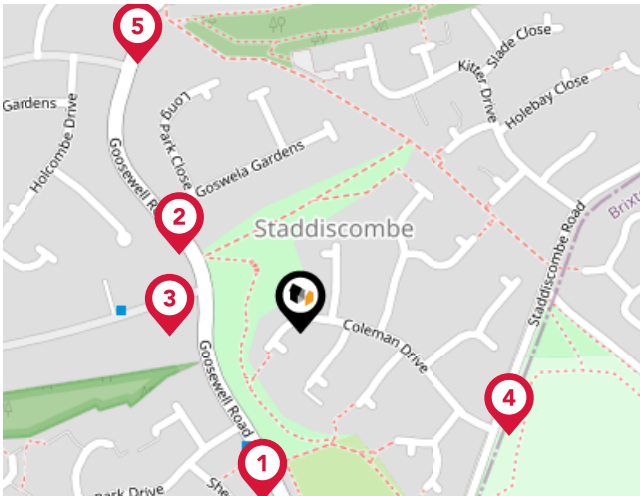


Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.19 miles
2	Exeter Airport	39.44 miles
3	St Mawgan	41.22 miles
4	Joppa	72.16 miles

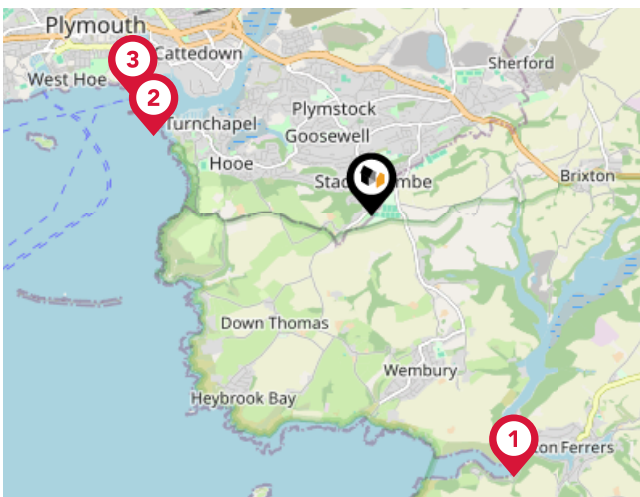
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lower Park Drive	0.1 miles
2	Goswela Gardens	0.09 miles
3	Holmwood Avenue	0.08 miles
4	Coleman Drive	0.14 miles
5	Greenhill Close	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.81 miles
2	Plymouth Mount Batten Ferry Landing	2.19 miles
3	Plymouth (Barbican) Landing Stage	2.51 miles

Important - Please Read

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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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