

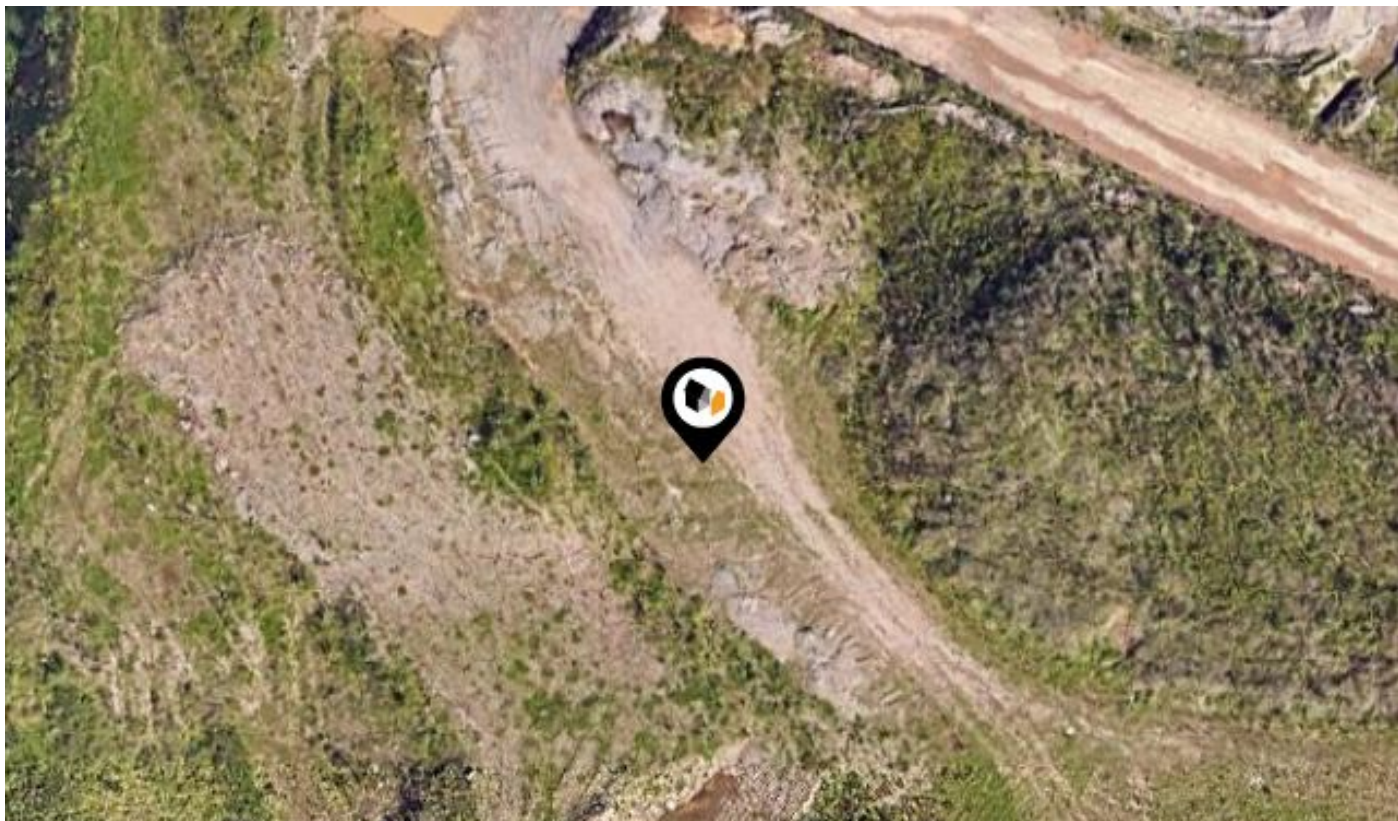


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st November 2024



ZEUS AVENUE, SHERFORD, PLYMOUTH, PL9

Lang Town & Country

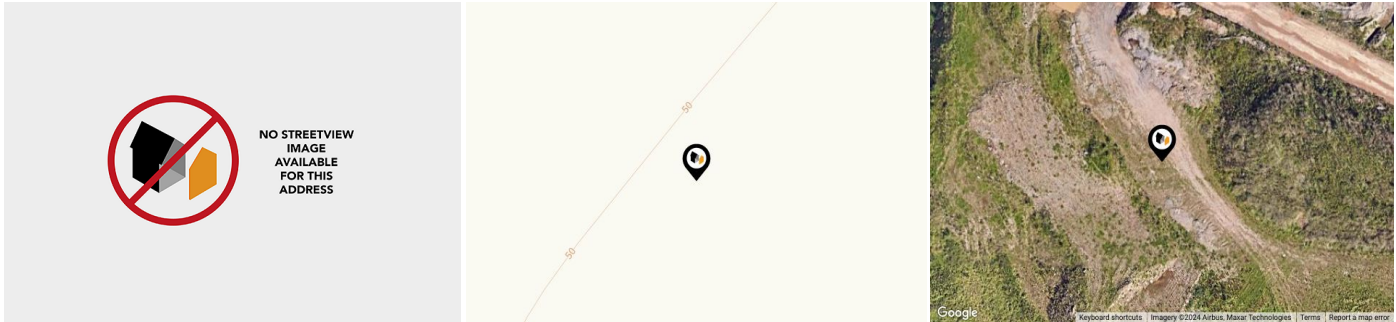
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type: Terraced
Bedrooms: 2
Floor Area: 850 ft² / 79 m²

Local Area

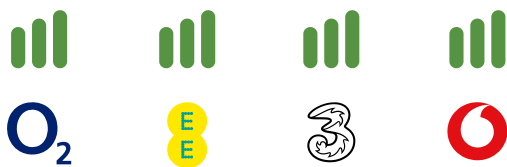
Local Authority: Devon
Conservation Area: No
Flood Risk:
● Rivers & Seas No Risk

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



PL9

Energy rating

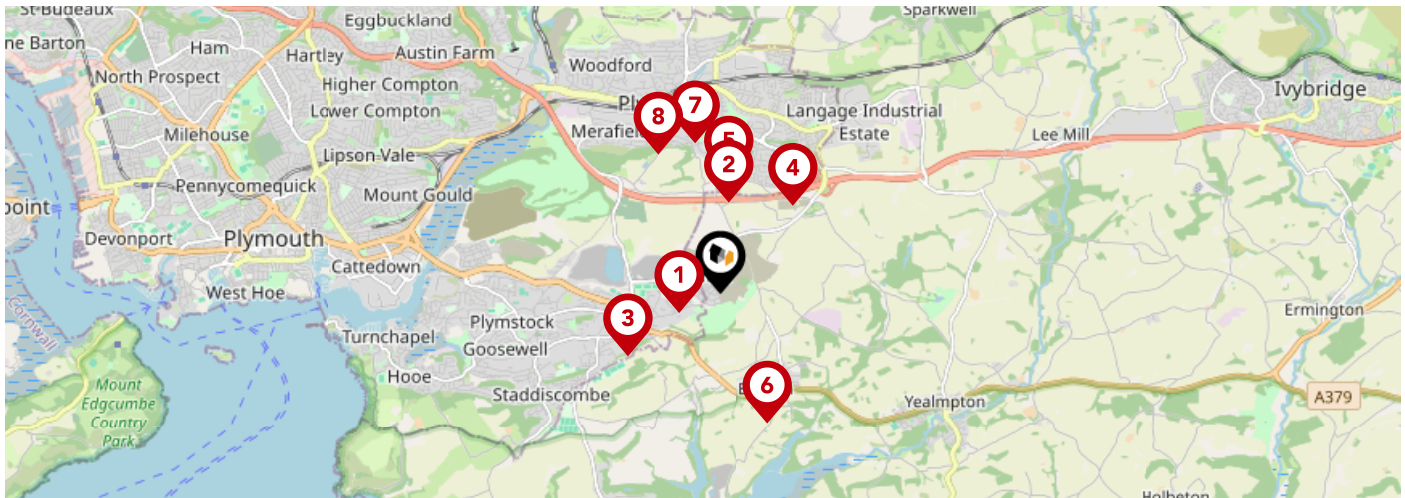
B

Valid until 03.12.2033

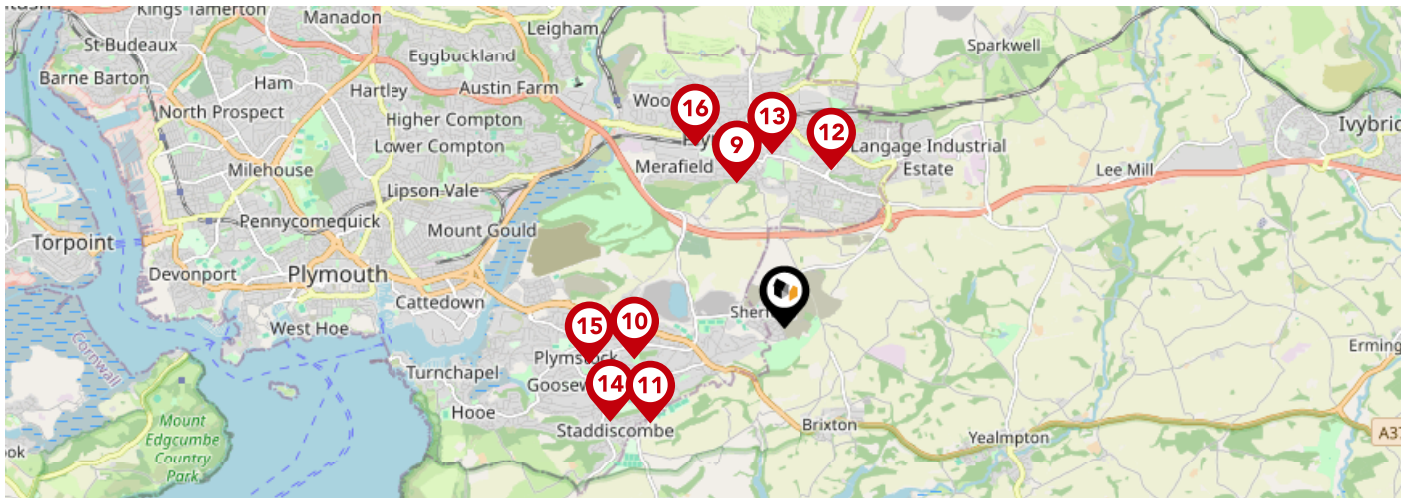
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-Â°K
Roof Energy:	Good
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 all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m-Â°K
Total Floor Area:	79 m ²

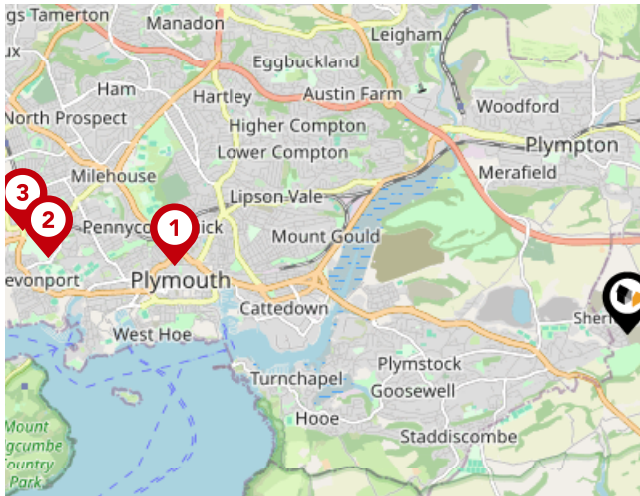


		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.06	<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:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



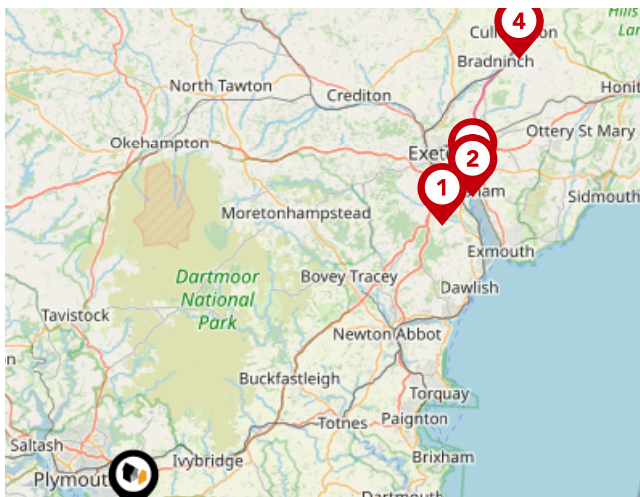
		Nursery	Primary	Secondary	College	Private
	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.45	<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:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:1.56	<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:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



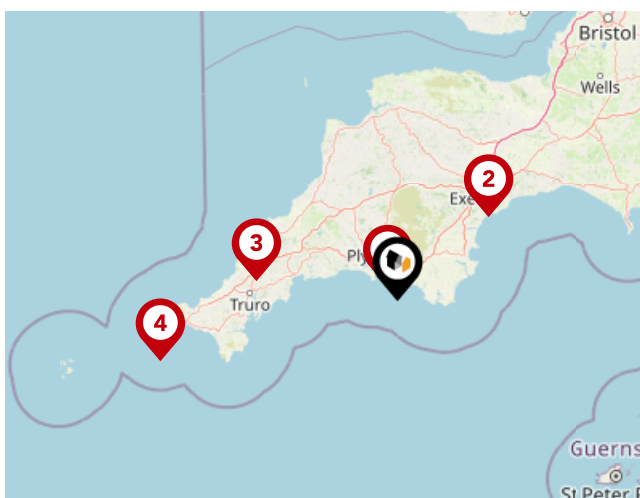
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.34 miles
2	Devonport Rail Station	5.53 miles
3	Dockyard (Plymouth) Rail Station	5.8 miles



Trunk Roads/Motorways

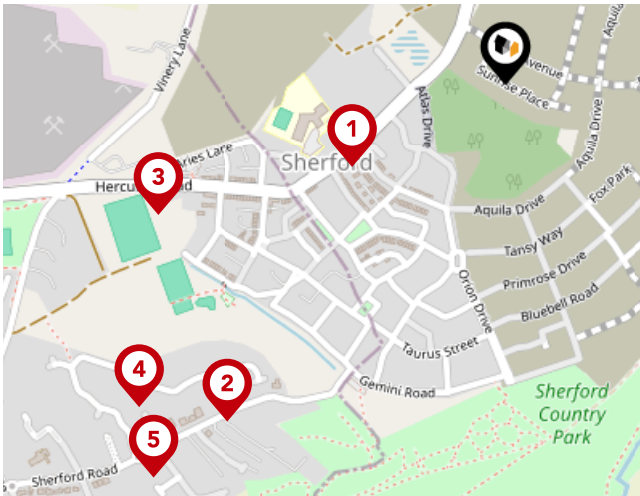
Pin	Name	Distance
1	M5 J31	31.81 miles
2	M5 J30	34.98 miles
3	M5 J29	35.82 miles
4	M5 J28	44.81 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.69 miles
2	Exeter Airport	37.37 miles
3	St Mawgan	42.62 miles
4	Joppa	74.04 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sherford Vale School	0.21 miles
2	Candish Drive East	0.52 miles
3	Hercules Way	0.44 miles
4	Candish Drive	0.58 miles
5	Brookwood Road	0.62 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.76 miles
2	Plymouth Mount Batten Ferry Landing	3.72 miles
3	Plymouth (Barbican) Landing Stage	3.87 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

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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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