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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11<sup>th</sup> September 2024



## TULIP LANE, SHERFORD, PLYMOUTH, PL9

### Lang Town & Country

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## Property



**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 893 ft<sup>2</sup> / 83 m<sup>2</sup>  
**Plot Area:** 0.49 acres  
**Council Tax :** Band C  
**Annual Estimate:** £2,109  
**Title Number:** DN732118

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

**18** mb/s  
  
**1000** mb/s  


**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



Sherford, PL9

Energy rating

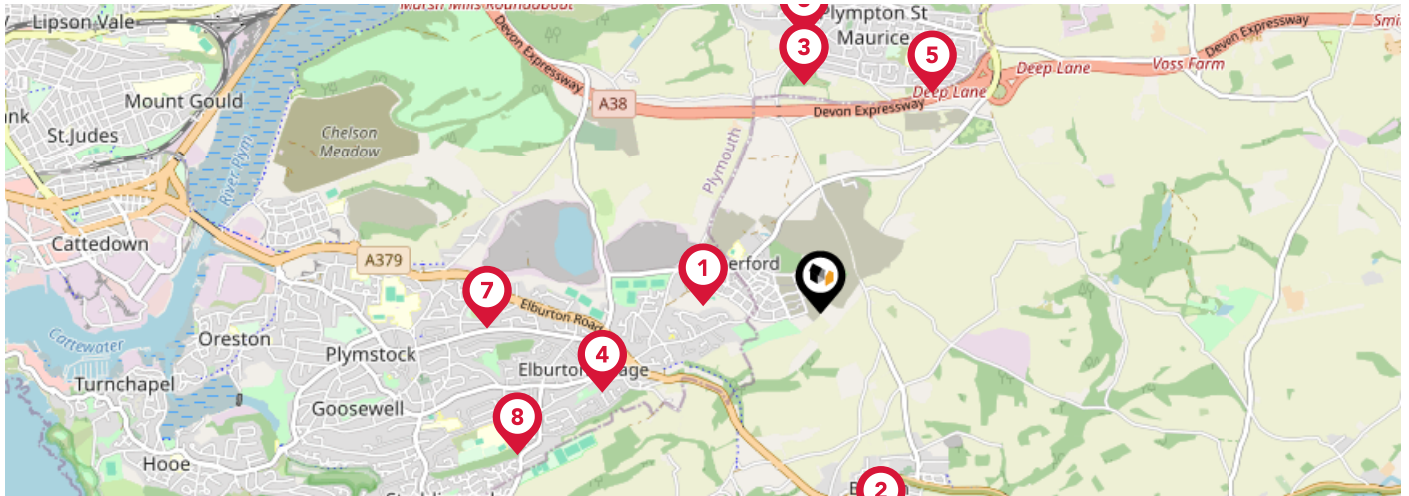
# B

Valid until 07.11.2032

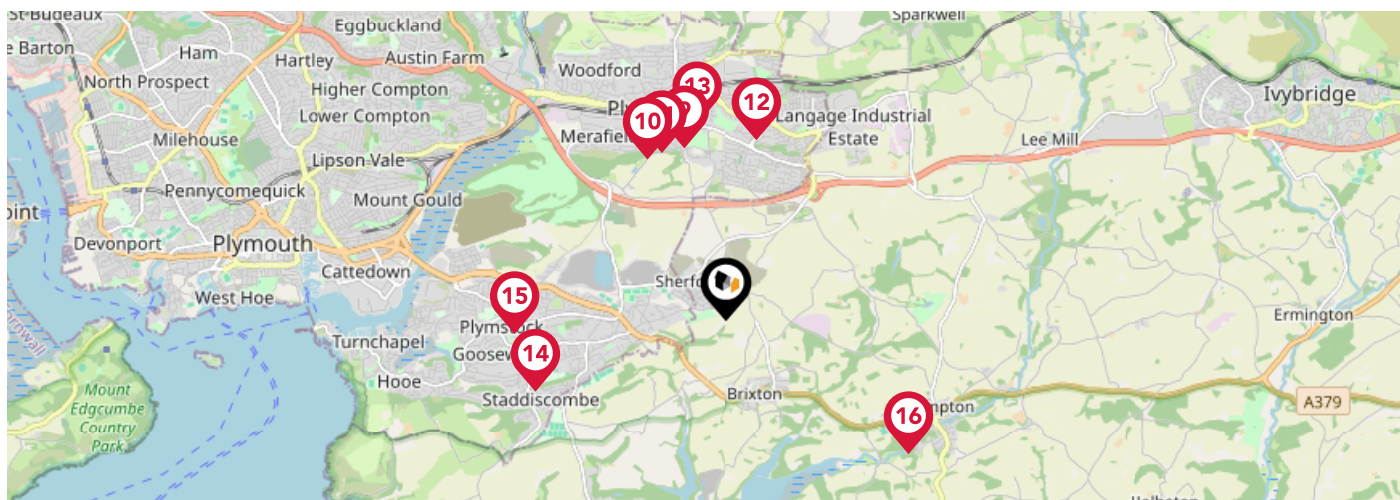
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.21 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.14 W/m-Â°K
<b>Total Floor Area:</b>	83 m <sup>2</sup>



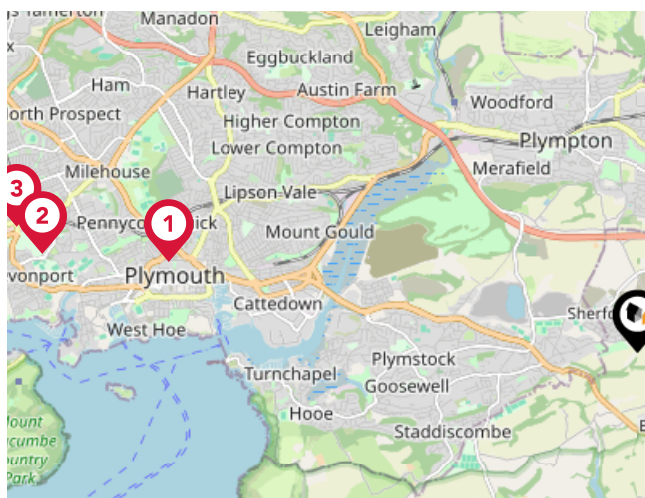
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Yealmpstone Farm Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Longcause Community Special School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Plympton Academy</b> Ofsted Rating: Requires improvement   Pupils: 1145   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plympton St Mary's CofE Infant School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Priory Junior Academy</b> Ofsted Rating: Good   Pupils: 192   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddlewood Primary School</b> Ofsted Rating: Good   Pupils: 372   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Glen Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 407   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Yealmpton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

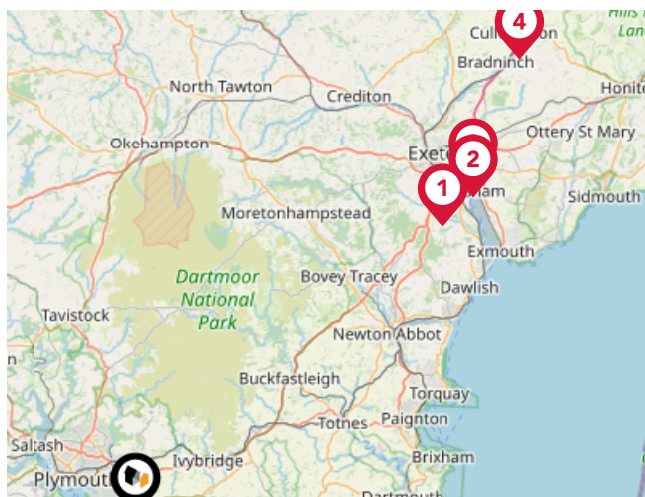
# Area

## Transport (National)



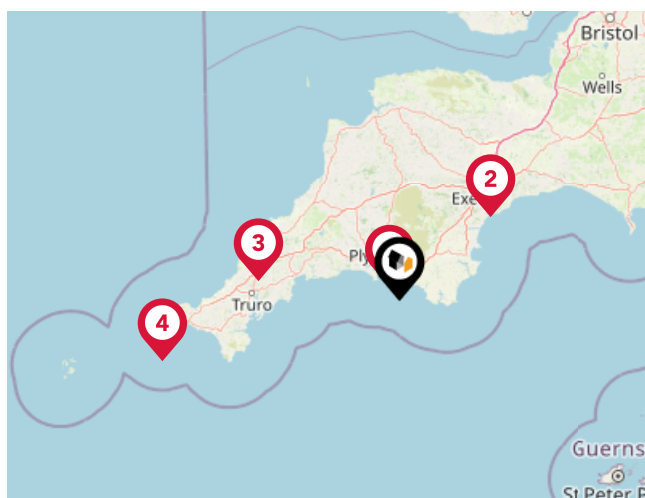
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.53 miles
2	Devonport Rail Station	5.71 miles
3	Dockyard (Plymouth) Rail Station	5.99 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.85 miles
2	M5 J30	35.01 miles
3	M5 J29	35.87 miles
4	M5 J28	44.88 miles

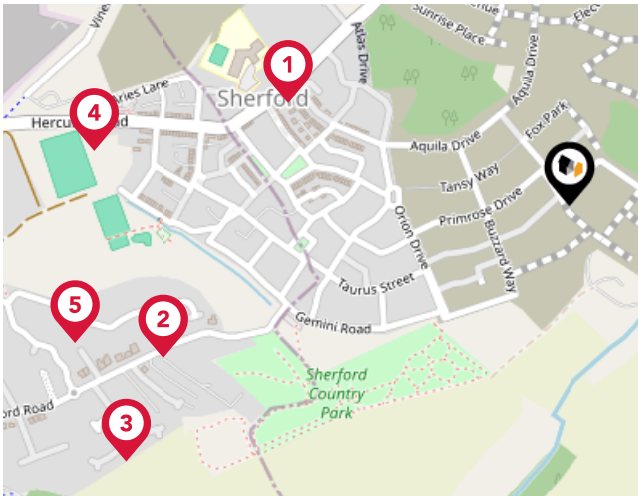


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.96 miles
2	Exeter Airport	37.41 miles
3	St Mawgan	42.8 miles
4	Joppa	74.14 miles

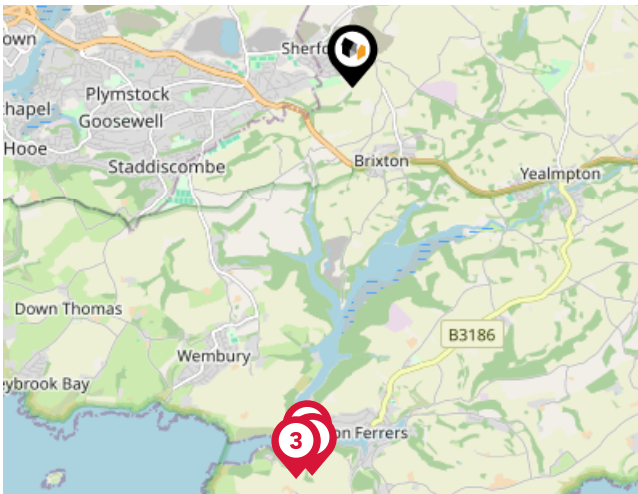
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Sherford Vale School	0.36 miles
2	Candish Drive East	0.51 miles
3	Brookwood Road	0.61 miles
4	Hercules Way	0.57 miles
5	Candish Drive	0.61 miles



### Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.56 miles
2	Noss Mayo Ferry Landing	3.68 miles
3	Warren Point Ferry Landing	3.73 miles



## Important - Please Read

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# Lang Town & Country

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