

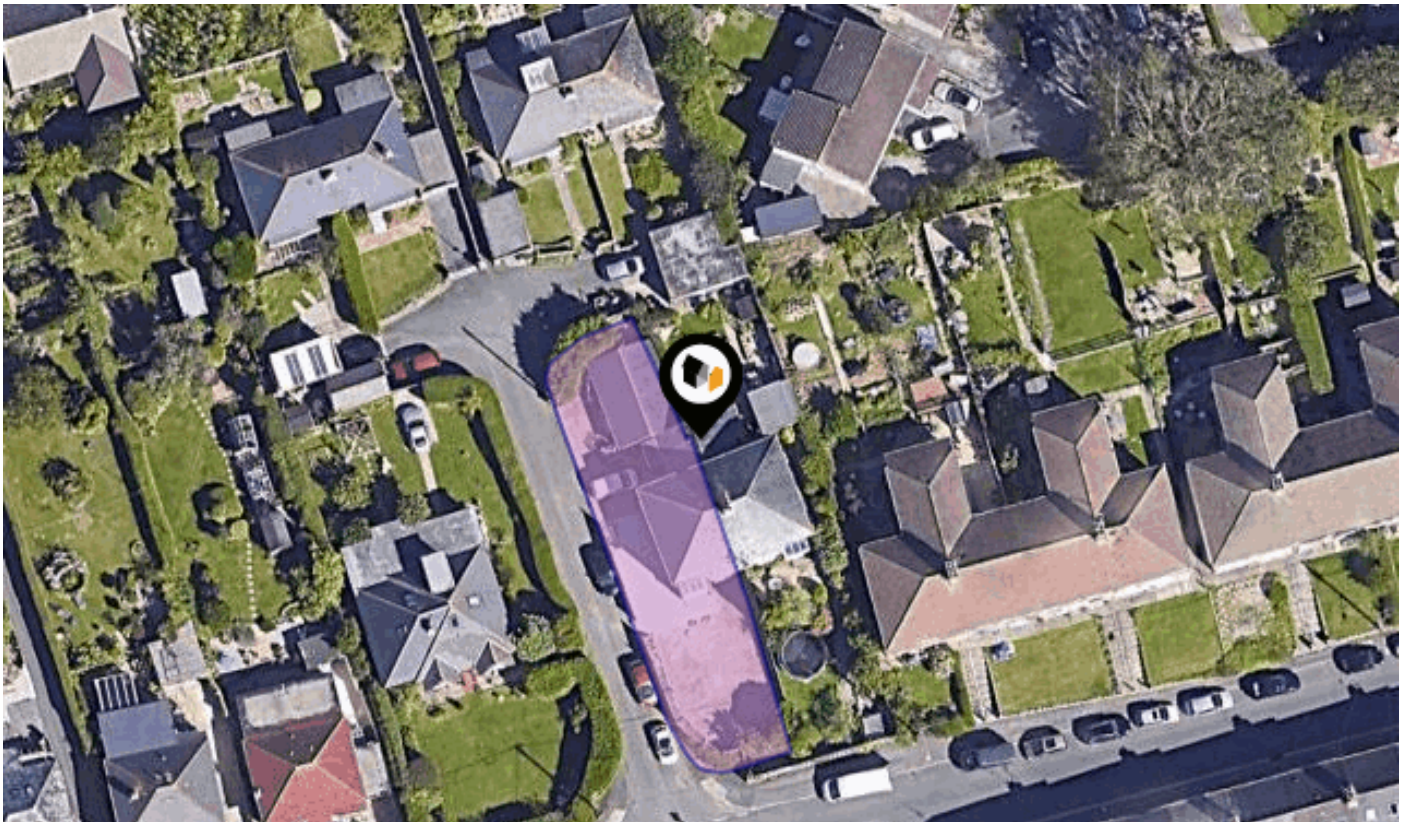


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th September 2024



SOUTH VIEW, ELBURTON, PLYMOUTH, PL9

Lang Town & Country

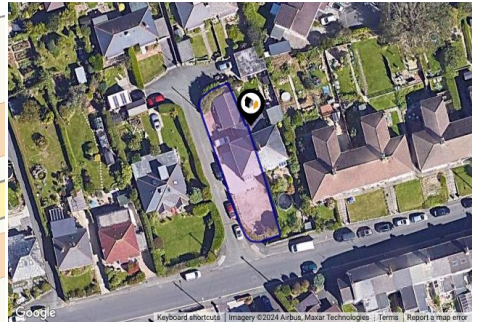
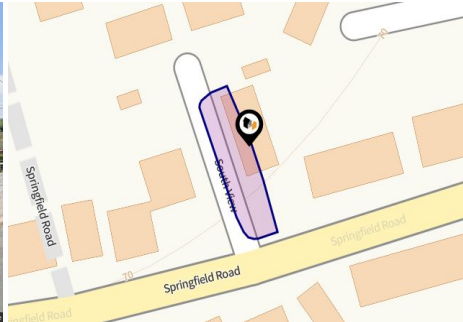
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,496 ft ² / 139 m ²		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN177055		

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	47 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



South View, Elburton, PL9

Energy rating

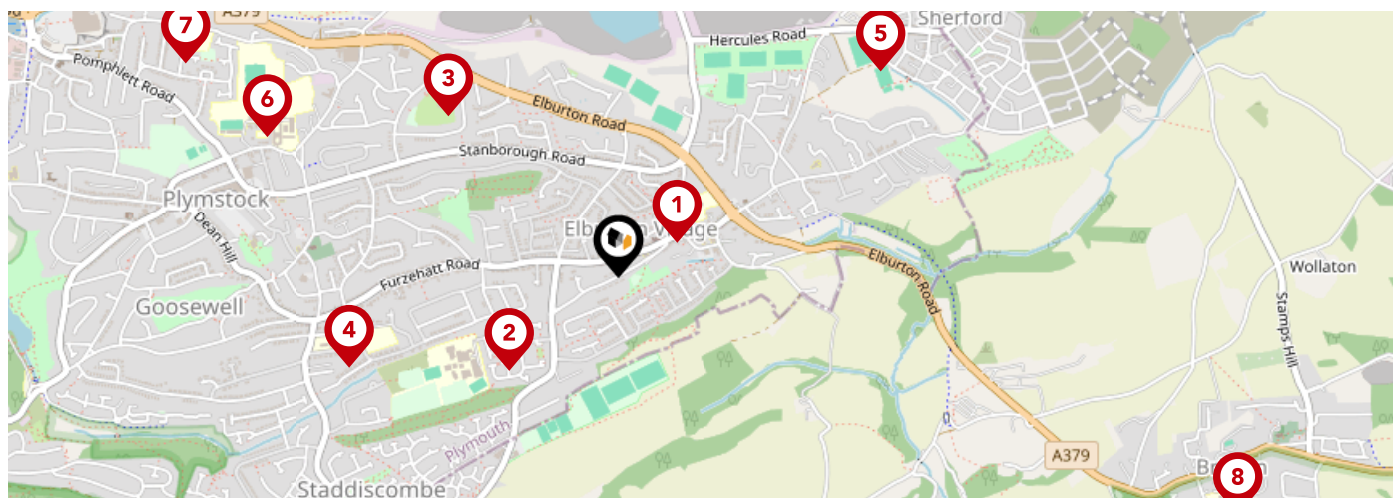
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Valid until 05.06.2029

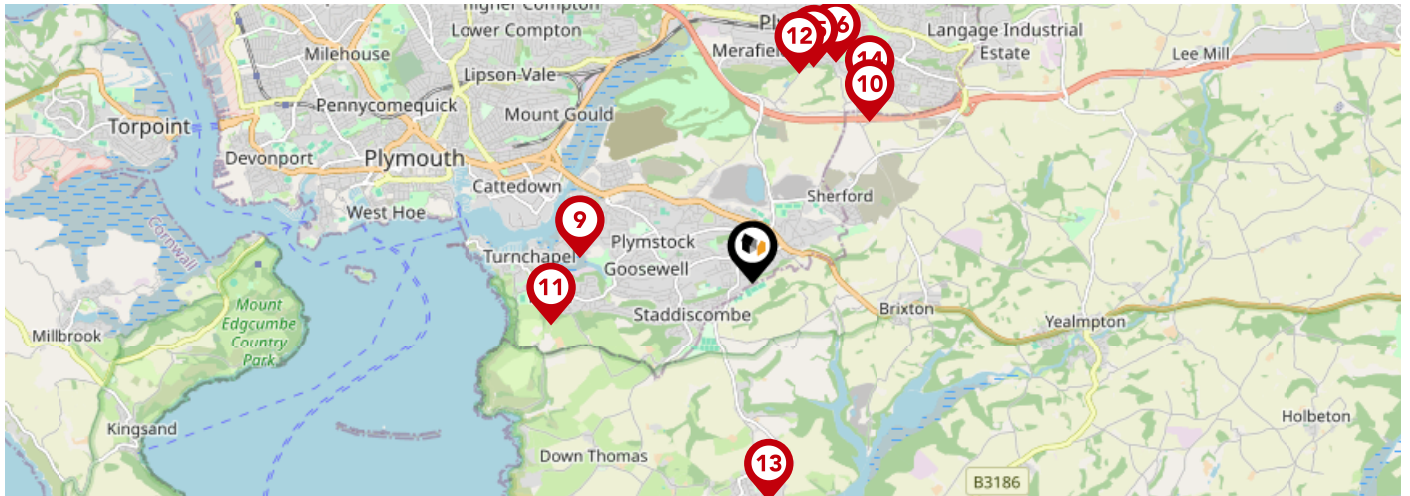
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
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:	139 m ²

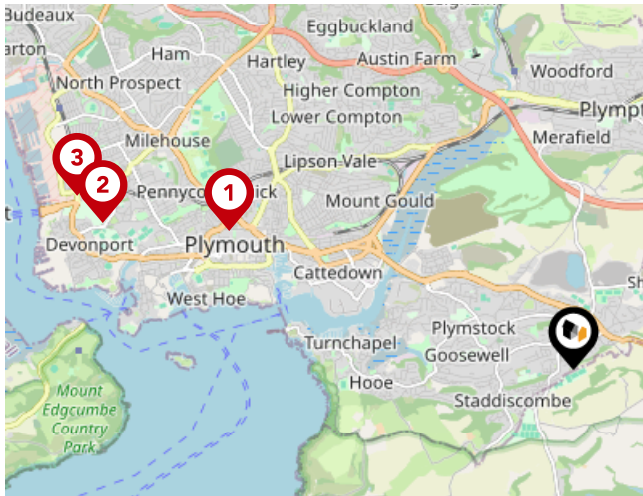


		Nursery	Primary	Secondary	College	Private
1	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



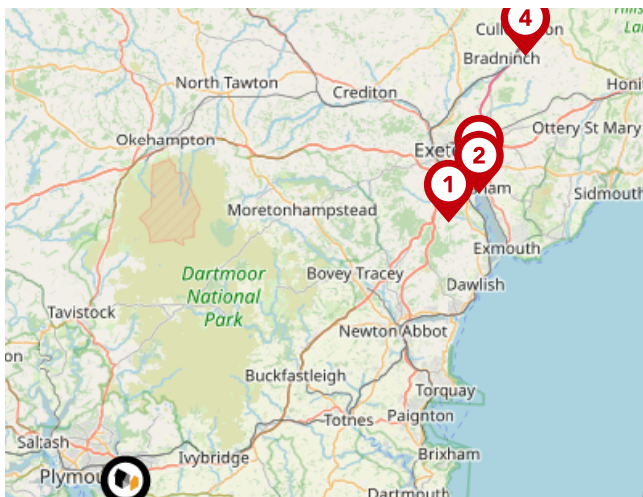
		Nursery	Primary	Secondary	College	Private
9	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



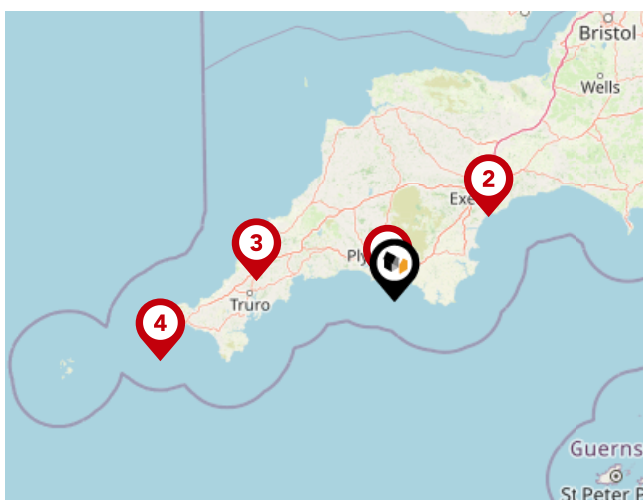
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.53 miles
2	Devonport Rail Station	4.67 miles
3	Dockyard (Plymouth) Rail Station	4.98 miles



Trunk Roads/Motorways

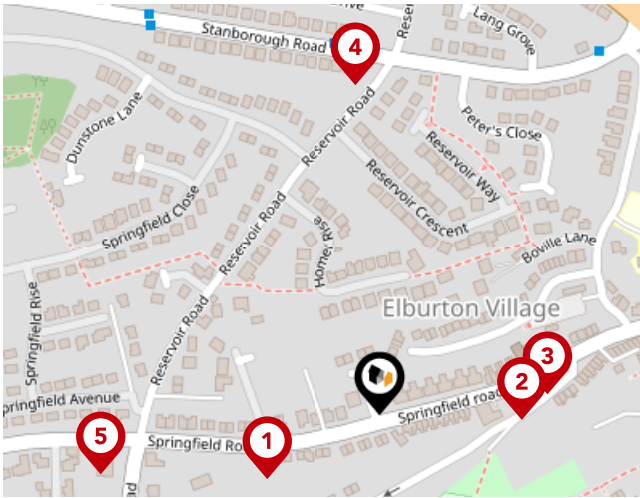
Pin	Name	Distance
1	M5 J31	33.02 miles
2	M5 J30	36.18 miles
3	M5 J29	37.02 miles
4	M5 J28	45.99 miles



Airports/Helipads

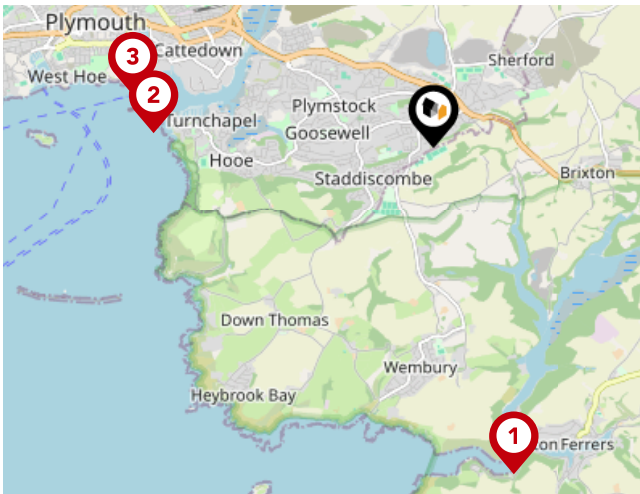
Pin	Name	Distance
1	Glenholt	4.78 miles
2	Exeter Airport	38.58 miles
3	St Mawgan	41.71 miles
4	Joppa	72.89 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	James Close	0.08 miles
2	Elburton Village	0.09 miles
3	Elburton Methodist Church	0.1 miles
4	Reservoir Road	0.2 miles
5	Coach House Mews	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.17 miles
2	Plymouth Mount Batten Ferry Landing	2.66 miles
3	Plymouth (Barbican) Landing Stage	2.89 miles

Important - Please Read

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Lang Town & Country

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