

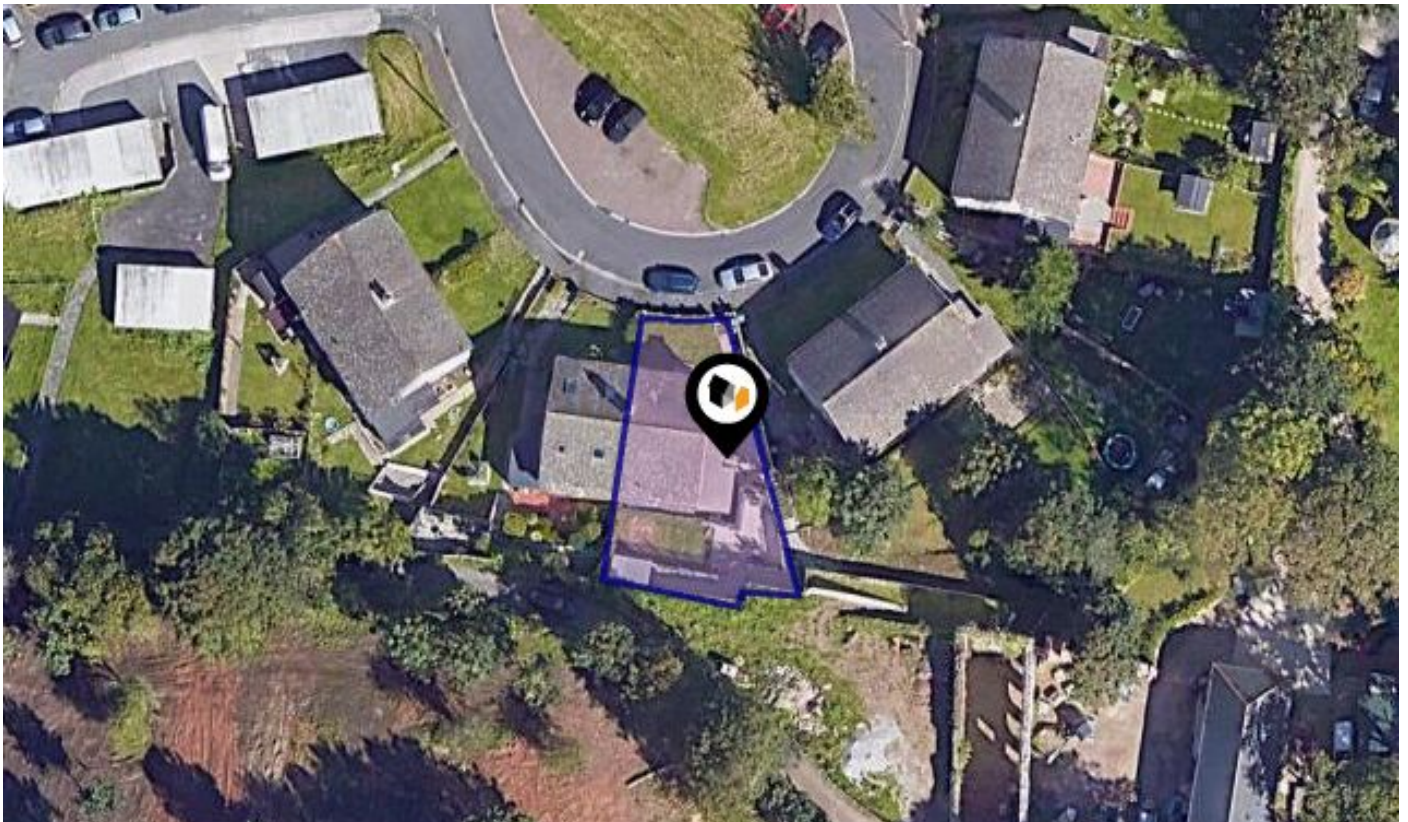


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19<sup>th</sup> September 2024



## SOUTH HILL, HOOE, PLYMOUTH, PL9

### Lang Town & Country

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	23/05/1999
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>	<b>End Date:</b>	09/04/2114
<b>Plot Area:</b>	0.07 acres	<b>Lease Term:</b>	From 24 May 1999 until 9 April 2114
<b>Council Tax :</b>	Band A	<b>Term Remaining:</b>	89 years
<b>Annual Estimate:</b>	£1,477		
<b>Title Number:</b>	DN414176		

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

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

<b>5</b> mb/s	<b>41</b> mb/s	<b>1000</b> mb/s
		

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



### Satellite/Fibre TV Availability:

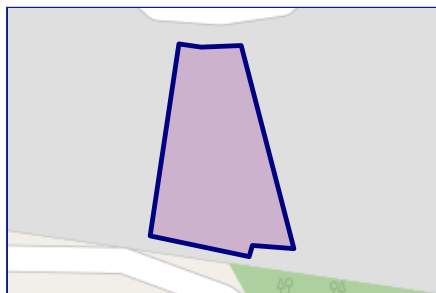


## Freehold Title Plan



**DN595859**

## Leasehold Title Plan



**DN414176**

Start Date: 23/05/1999  
End Date: 09/04/2114  
Lease Term: From 24 May 1999 until 9 April 2114  
Term Remaining: 89 years

Hooe, PL9

Energy rating

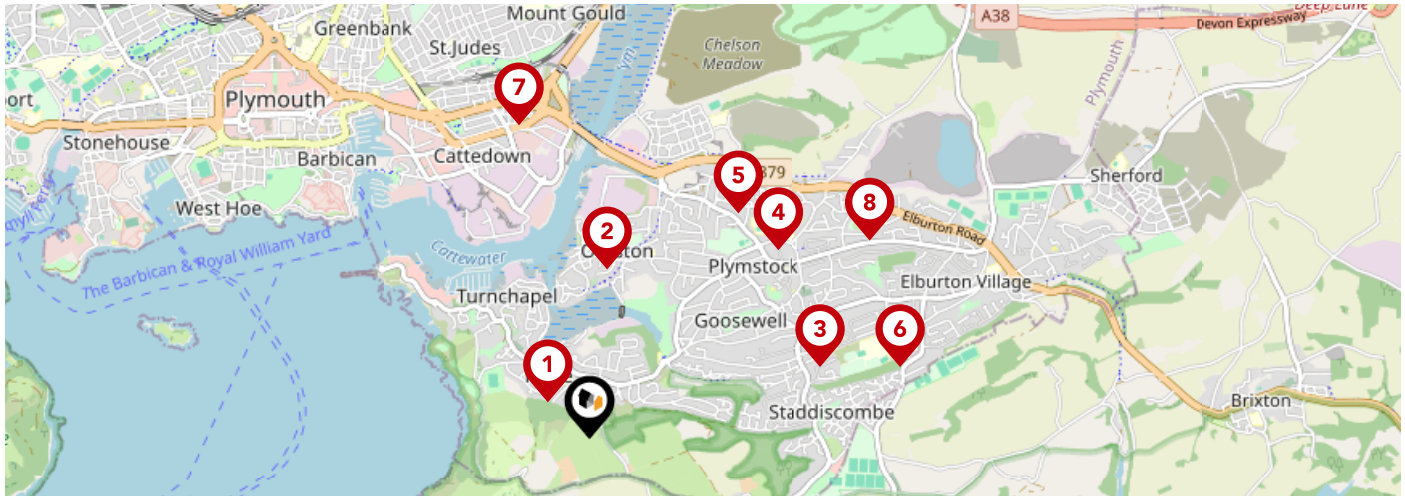
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Valid until 19.01.2033

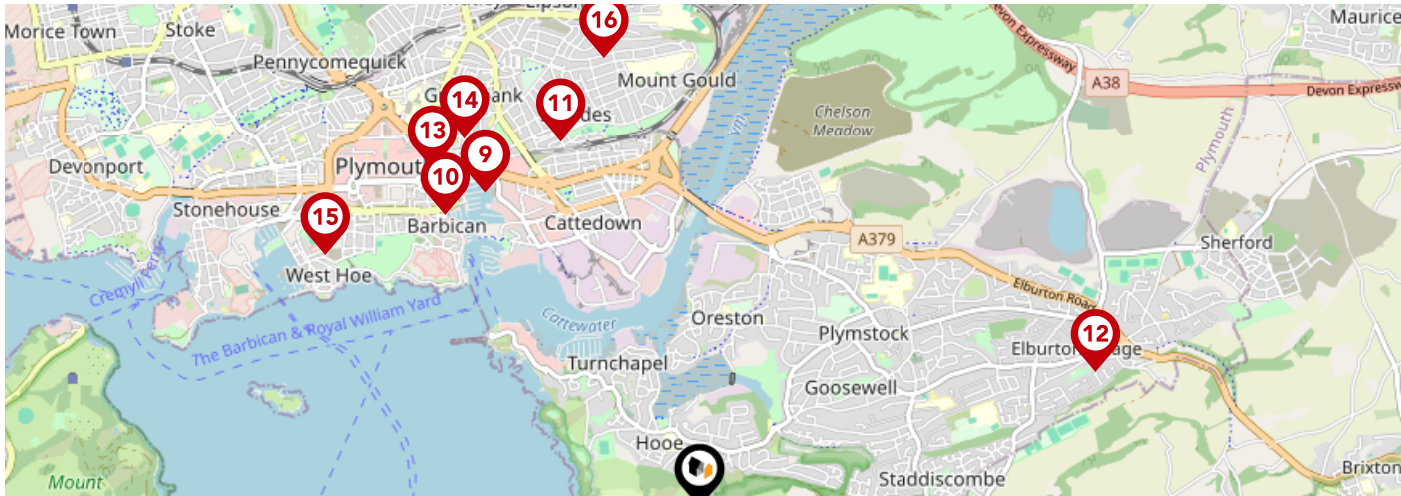
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		









## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

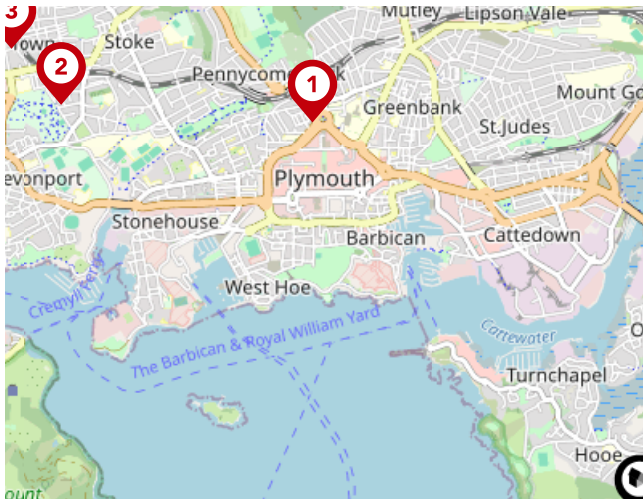


		Nursery	Primary	Secondary	College	Private
	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.81	<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:1.14	<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:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



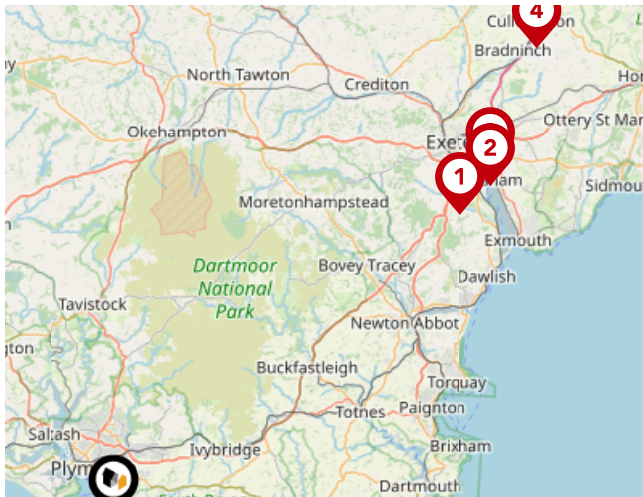
		Nursery	Primary	Secondary	College	Private
	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



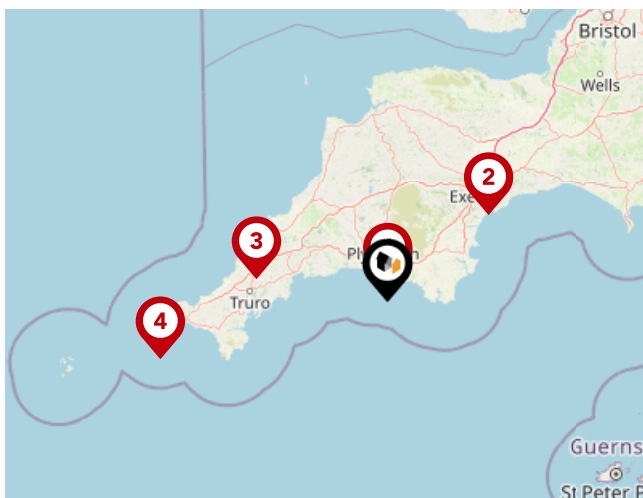
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.43 miles
2	Devonport Rail Station	3.36 miles
3	Dockyard (Plymouth) Rail Station	3.71 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.67 miles
2	M5 J30	37.83 miles
3	M5 J29	38.66 miles
4	M5 J28	47.54 miles

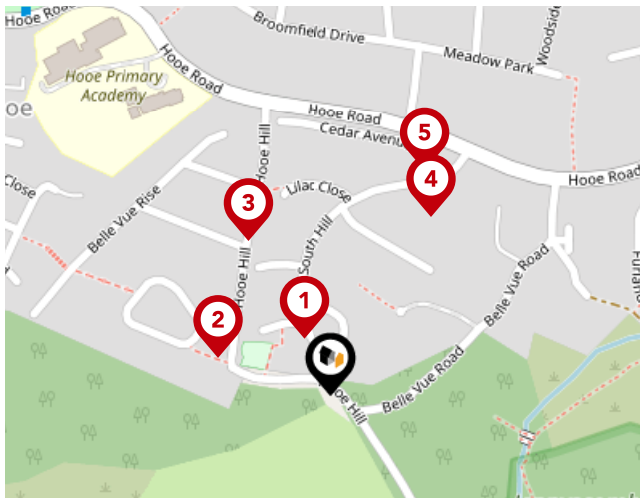


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.99 miles
2	Exeter Airport	40.24 miles
3	St Mawgan	40.1 miles
4	Joppa	71.08 miles

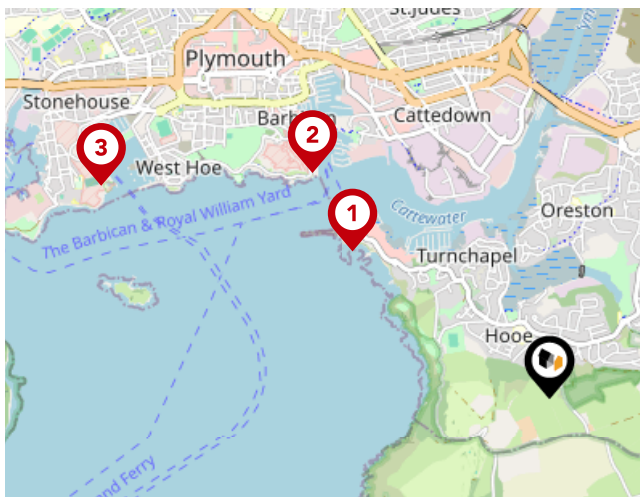


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	South Hill Turning Circle	0.04 miles
2	Sharrose Road	0.07 miles
3	Belle Vue Drive	0.1 miles
4	Cedar Avenue	0.12 miles
5	South Hill	0.14 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.16 miles
2	Plymouth (Barbican) Landing Stage	1.55 miles
3	Plymouth Ferry Terminal	2.35 miles

## Important - Please Read

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# Lang Town & Country

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