



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th September 2024



HERCULES ROAD, SHERFORD, PLYMOUTH, PL9

Lang Town & Country

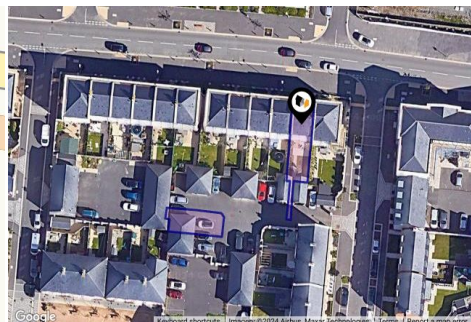
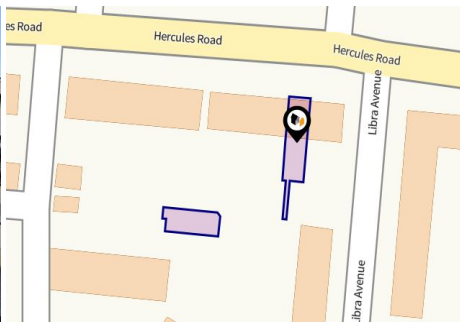
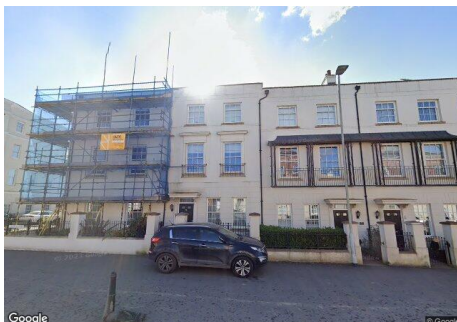
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com







Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.05 acres		
Year Built :	2017		
Council Tax :	Band E		
Annual Estimate:	£2,899		
Title Number:	DN691891		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Hercules Road, Sherford, PL9

Energy rating

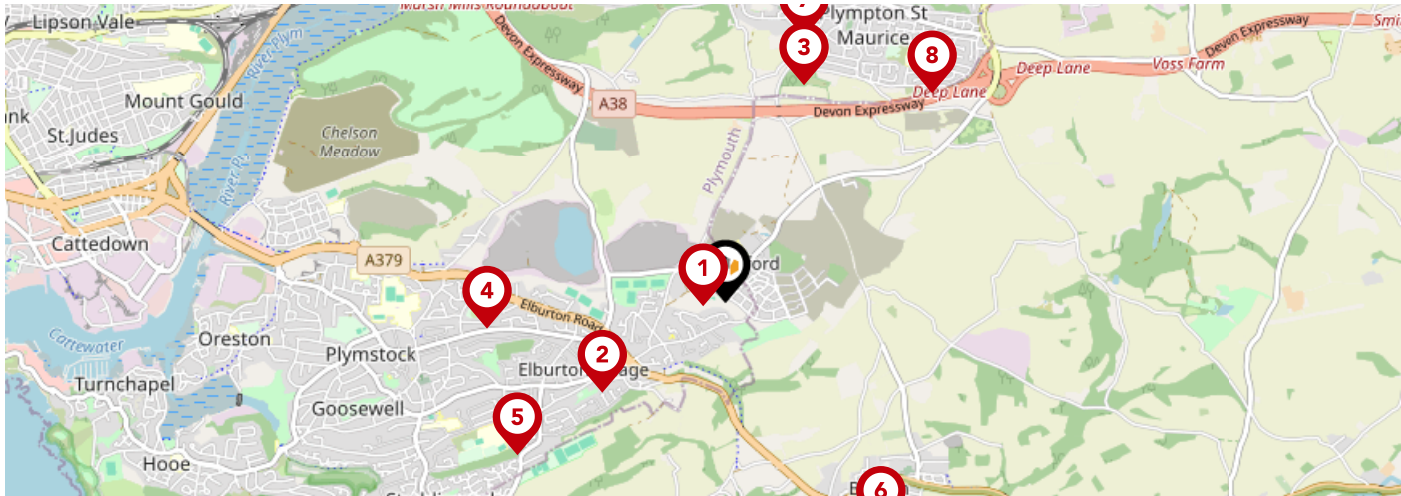
B

Valid until 14.06.2027

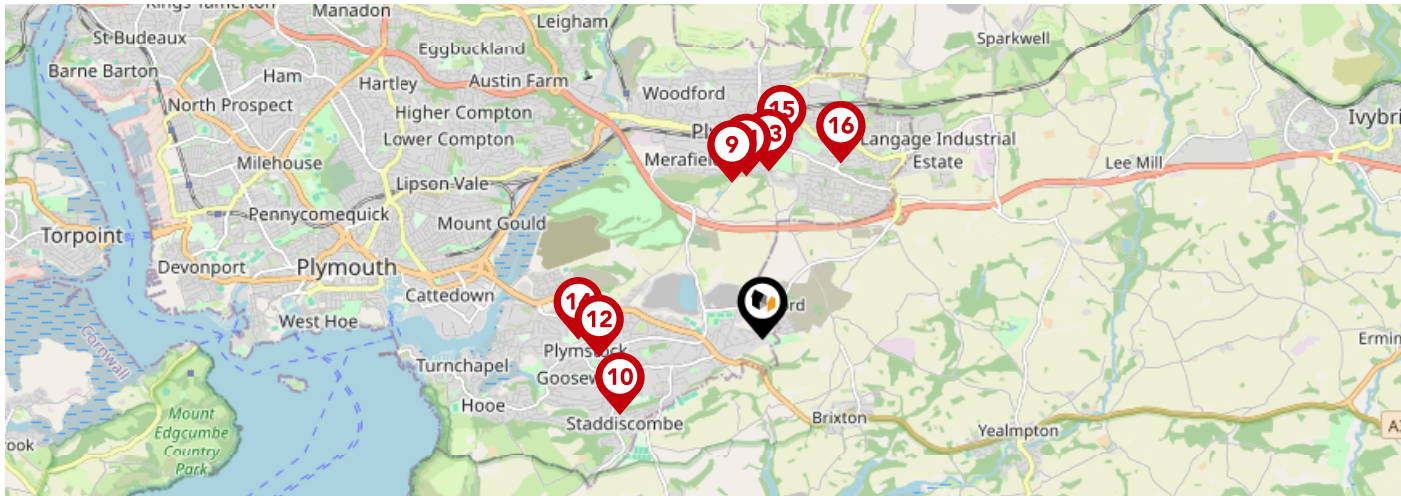
Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.15 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m ² ·K
Total Floor Area:	132 m ²



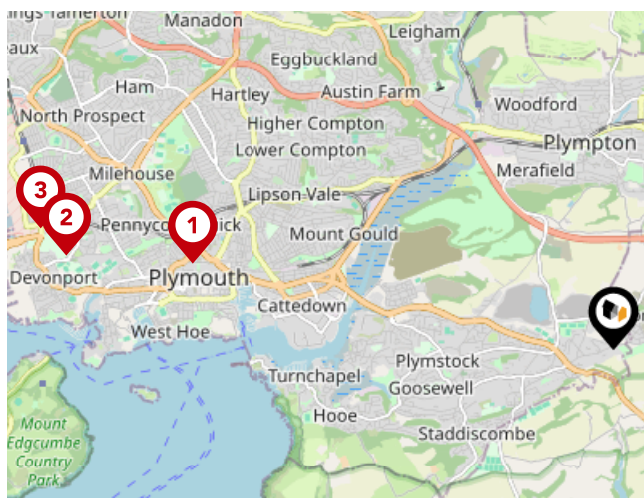
	Nursery	Primary	Secondary	College	Private
1 Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.22	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.52	<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:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.74	<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:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

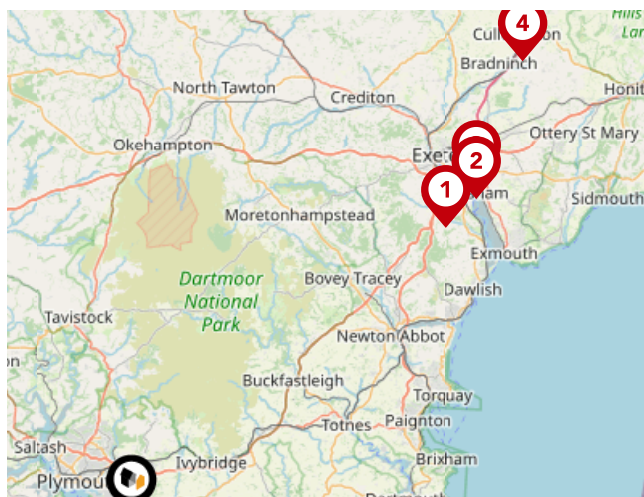
Area

Transport (National)



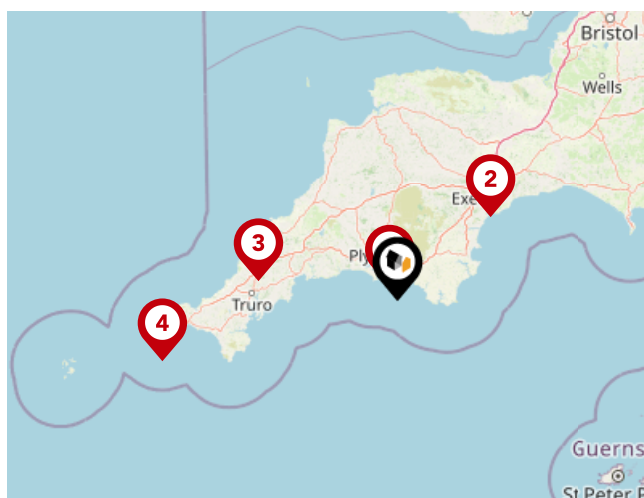
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.08 miles
2	Devonport Rail Station	5.26 miles
3	Dockyard (Plymouth) Rail Station	5.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.14 miles
2	M5 J30	35.31 miles
3	M5 J29	36.15 miles
4	M5 J28	45.14 miles

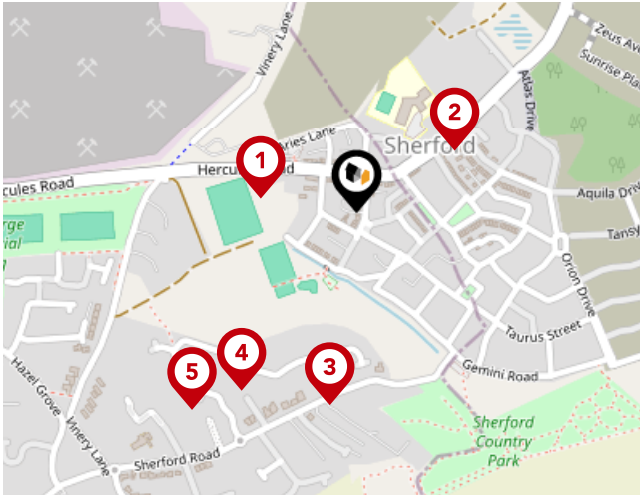


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.67 miles
2	Exeter Airport	37.71 miles
3	St Mawgan	42.35 miles
4	Joppa	73.71 miles

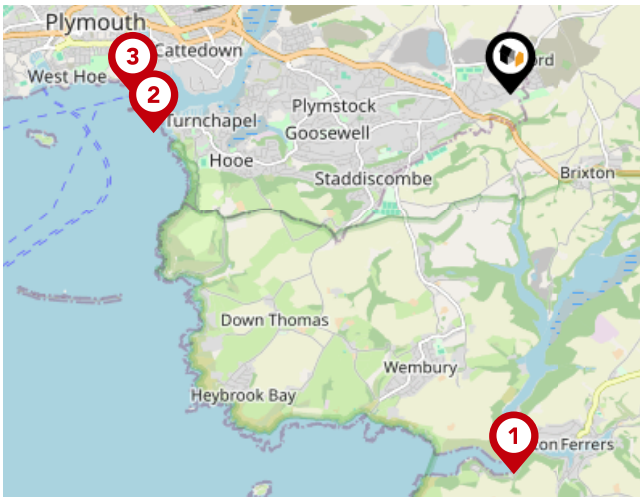
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hercules Way	0.11 miles
2	Sherford Vale School	0.14 miles
3	Candish Drive East	0.23 miles
4	Candish Drive	0.25 miles
5	Candish Drive West	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.58 miles
2	Plymouth Mount Batten Ferry Landing	3.4 miles
3	Plymouth (Barbican) Landing Stage	3.57 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

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.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lang Town & Country

6 The Broadway Plymstock Plymouth PL9
7AU
01752 456000
Natalie@langtownandcountry.com
www.langtownandcountry.com

