

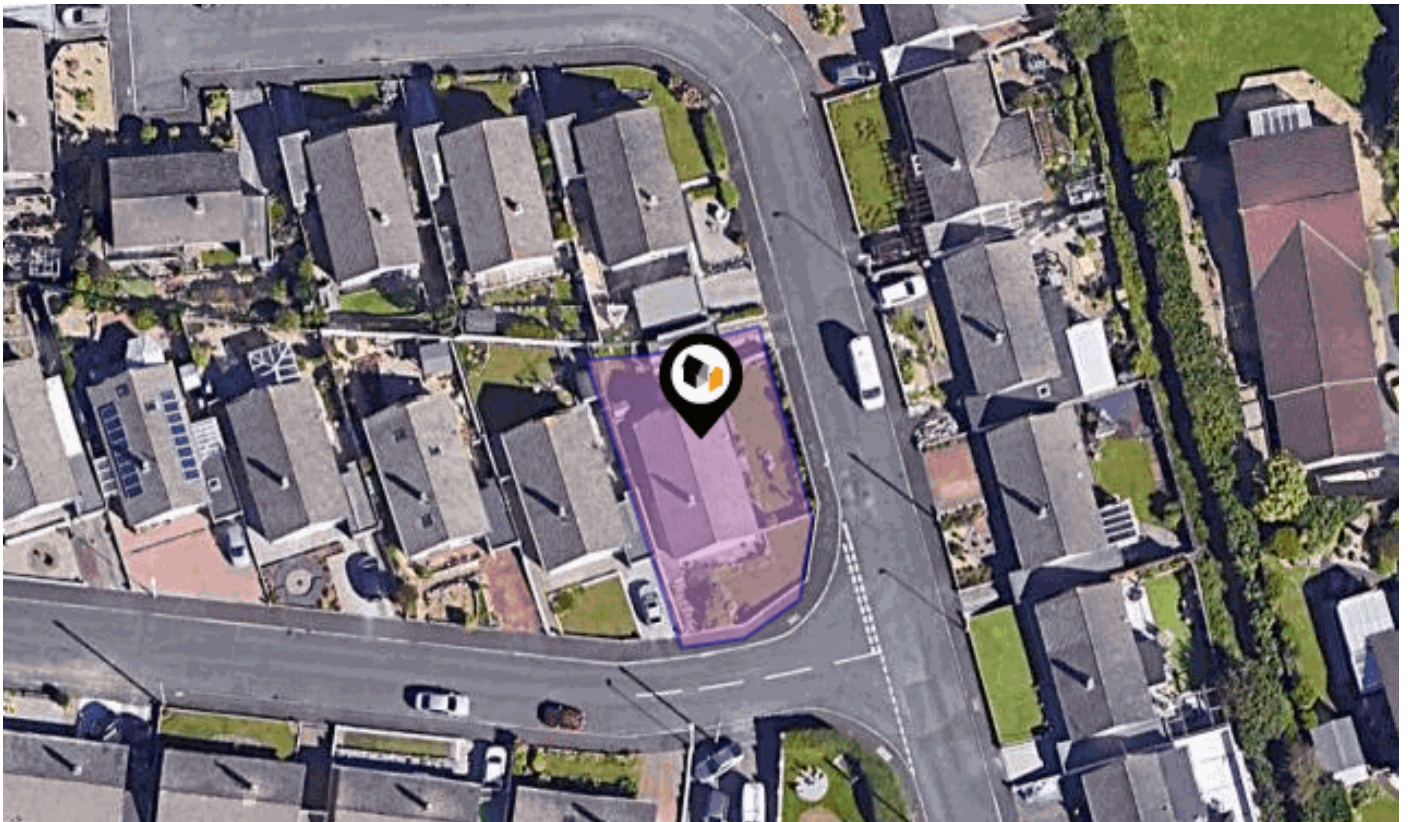


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02<sup>nd</sup> October 2024



**2, GILWELL AVENUE, PLYMOUTH, PL9 8PA**

6 Mannamead Road Plymouth Devon PL4 7AA

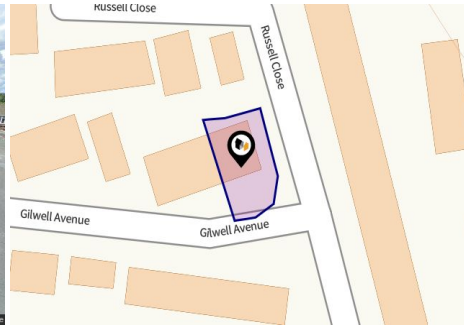
01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



# Property Overview



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	742 ft <sup>2</sup> / 69 m <sup>2</sup>
<b>Plot Area:</b>	0.09 acres
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,215
<b>Title Number:</b>	DN85608
<b>UPRN:</b>	100040442680

**Tenure:** Freehold

## 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)

**25**  
mb/s



**1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

2 Gilwell Avenue, PLYMOUTH, PL9 8PA

Energy rating

**D**

Valid until 25.09.2034

Certificate number  
9200-4366-0022-6425-3143

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

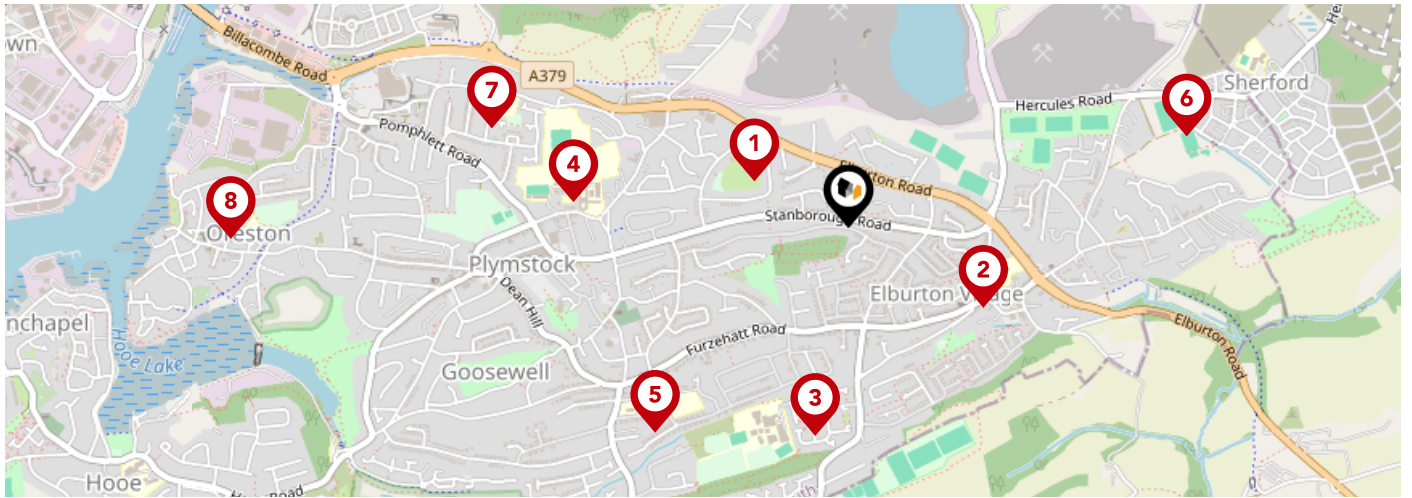
## EPC - Additional Data

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### Additional EPC Data

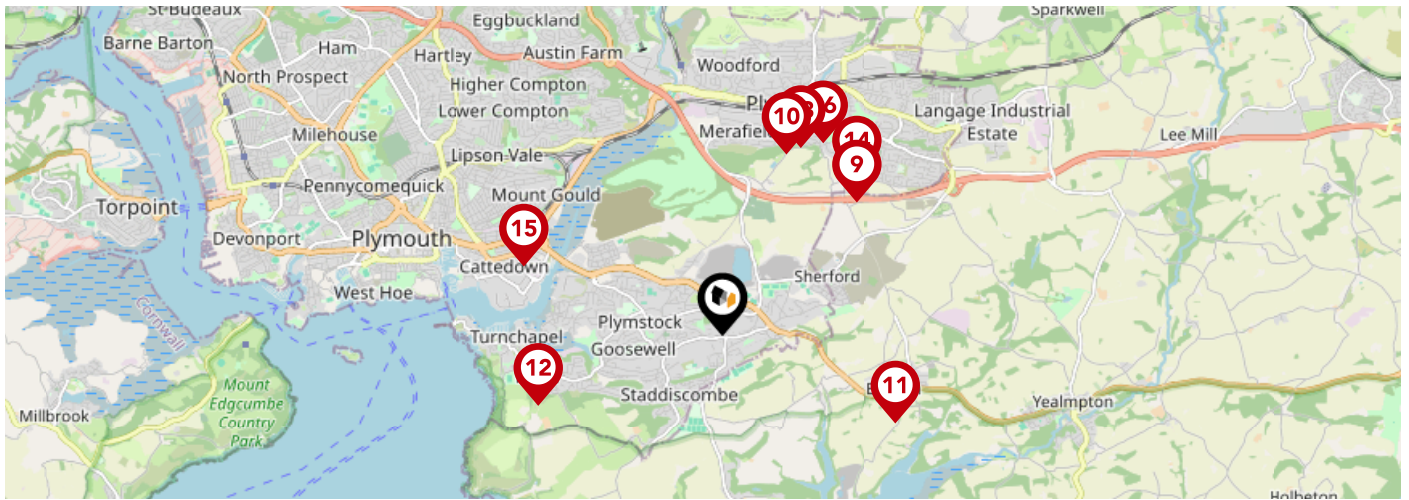
<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	69 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

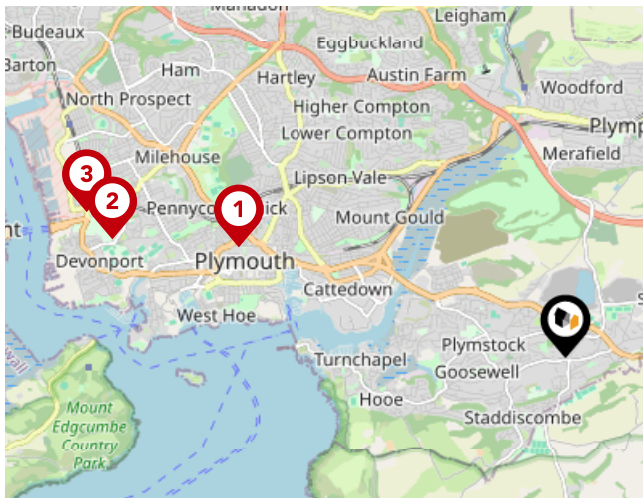
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Plympton St Mary's CofE Infant School</b> Ofsted Rating: Good   Pupils: 100   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:1.86	<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:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Longcause Community Special School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.96	<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:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Plympton Academy</b> Ofsted Rating: Requires improvement   Pupils: 1145   Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

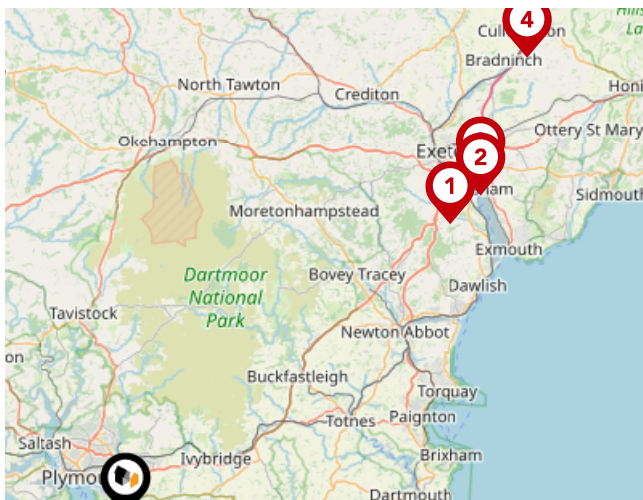
# Area

## Transport (National)



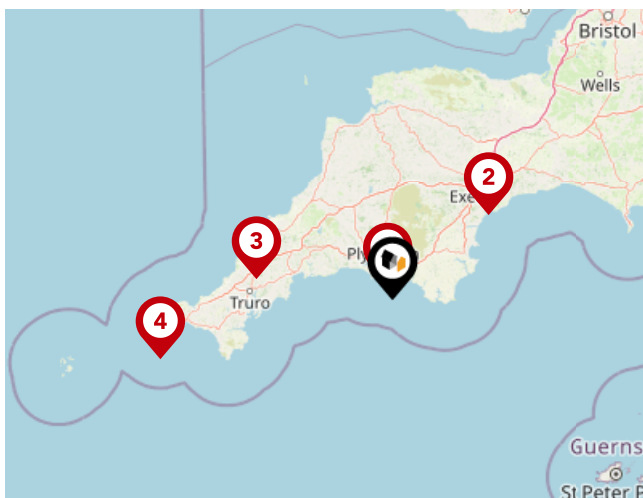
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.26 miles
2	Devonport Rail Station	4.43 miles
3	Dockyard (Plymouth) Rail Station	4.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.96 miles
2	M5 J30	36.13 miles
3	M5 J29	36.96 miles
4	M5 J28	45.9 miles

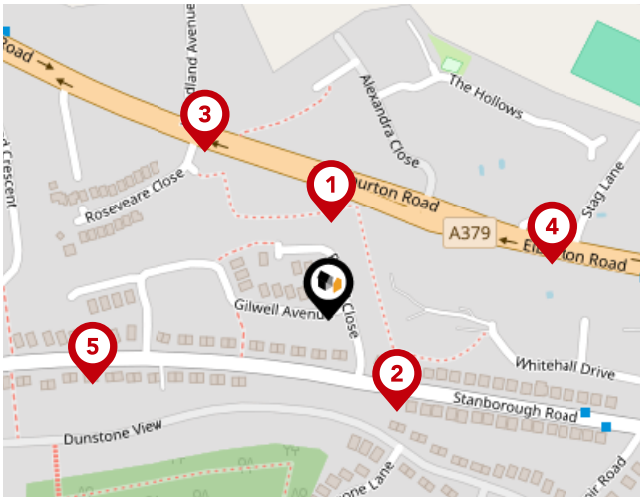


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.46 miles
2	Exeter Airport	38.53 miles
3	St Mawgan	41.49 miles
4	Joppa	72.78 miles

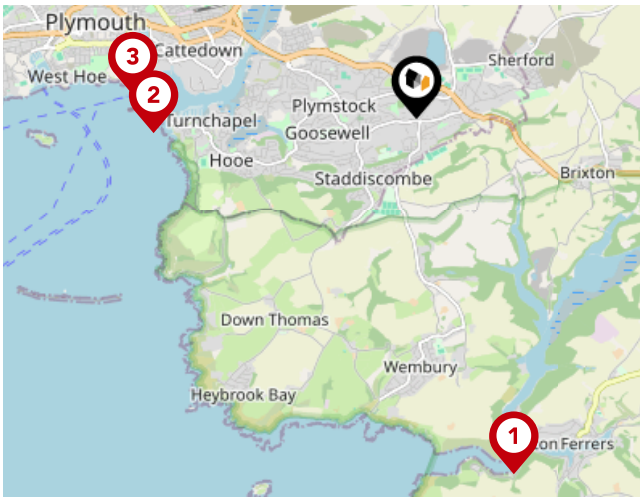
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Roseveare Close	0.06 miles
2	Russell Close	0.07 miles
3	Woodland Avenue	0.12 miles
4	Stag Lane	0.14 miles
5	Moorcroft Close	0.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.48 miles
2	Plymouth Mount Batten Ferry Landing	2.48 miles
3	Plymouth (Barbican) Landing Stage	2.68 miles



# Data Quality

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