

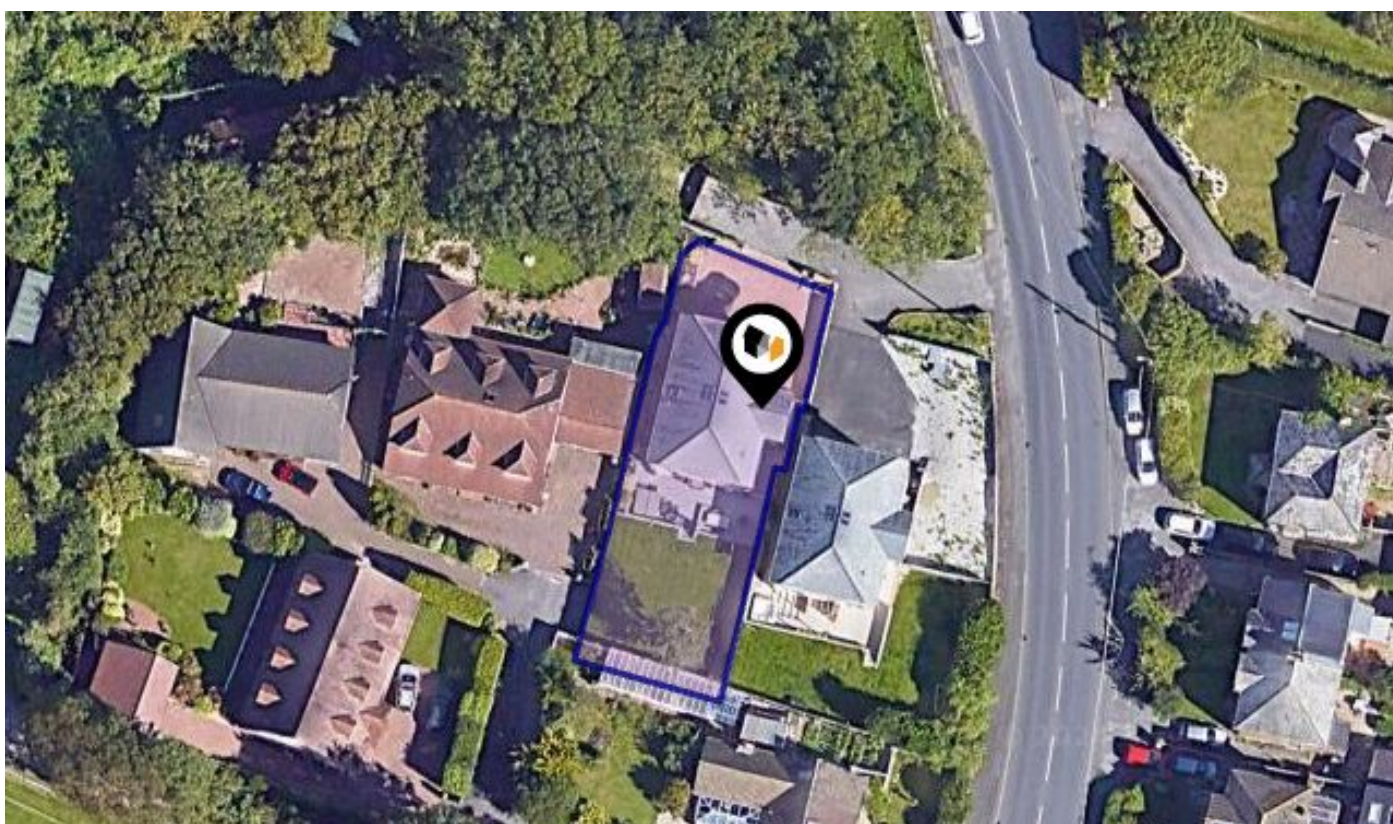


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th November 2024



HAYE ROAD, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

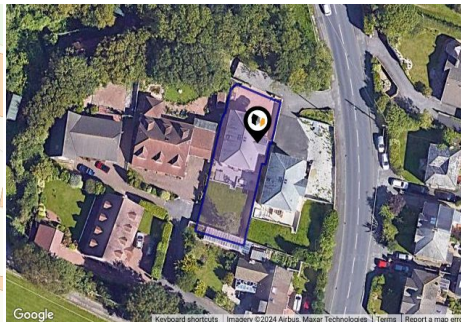
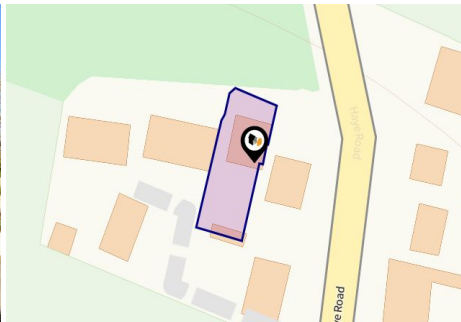
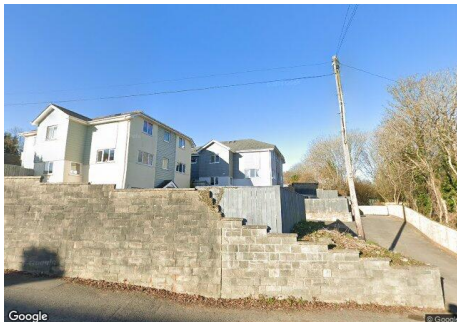
01752 456000

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,271 ft ² / 211 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band F		
Annual Estimate:	£3,199		
Title Number:	DN691696		

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)

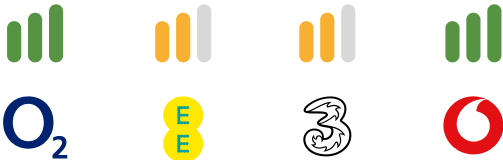
16
mb/s



1000
mb/s

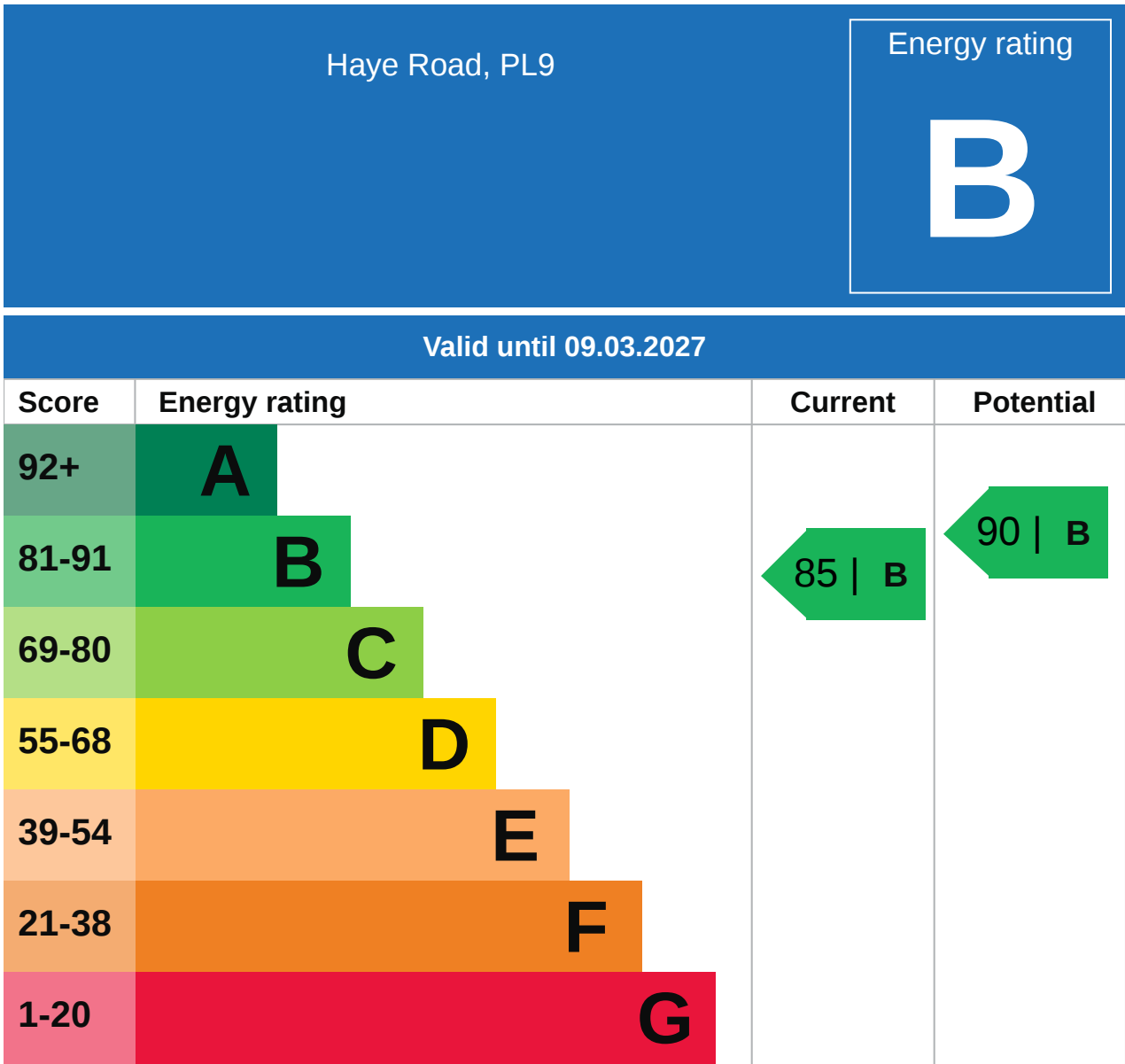


Mobile Coverage: (based on calls indoors)



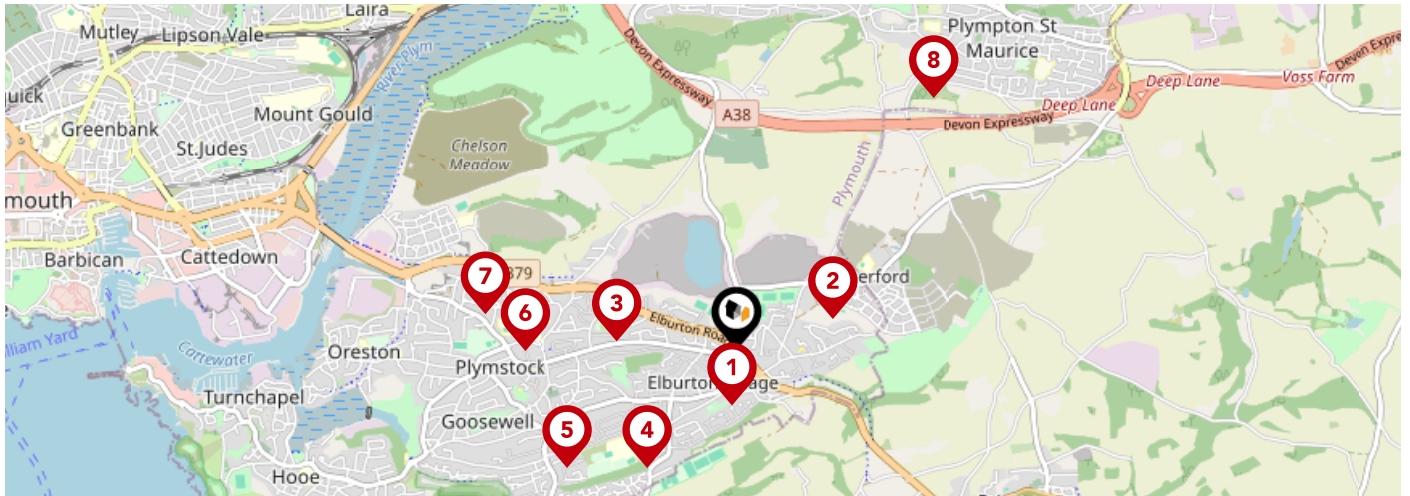
Satellite/Fibre TV Availability:



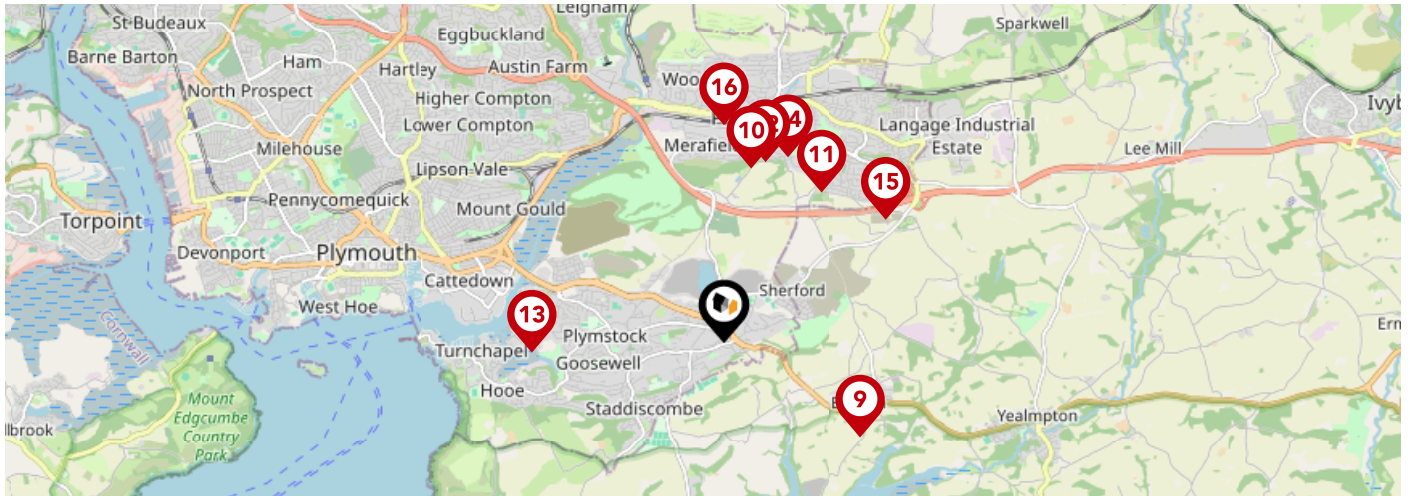


Additional EPC Data

Property Type:	House
Build Form:	Detached
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 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°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 0.17 W/m-Â°K
Total Floor Area:	211 m ²



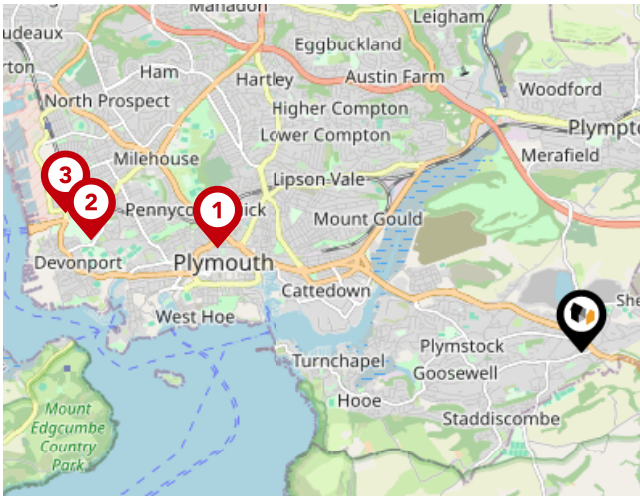
		Nursery	Primary	Secondary	College	Private
1	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.98	<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:1	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

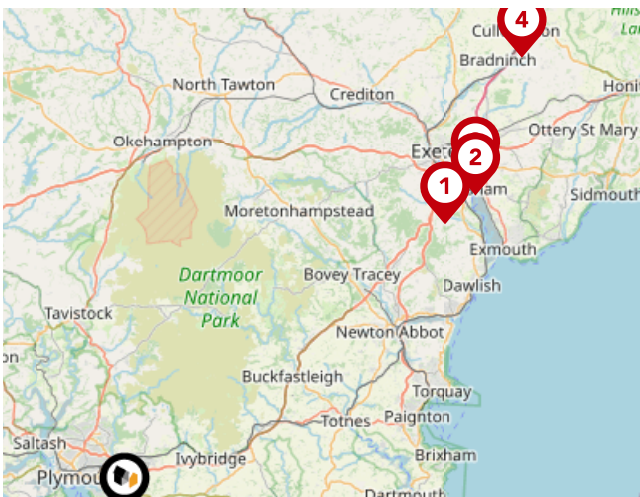
Area

Transport (National)



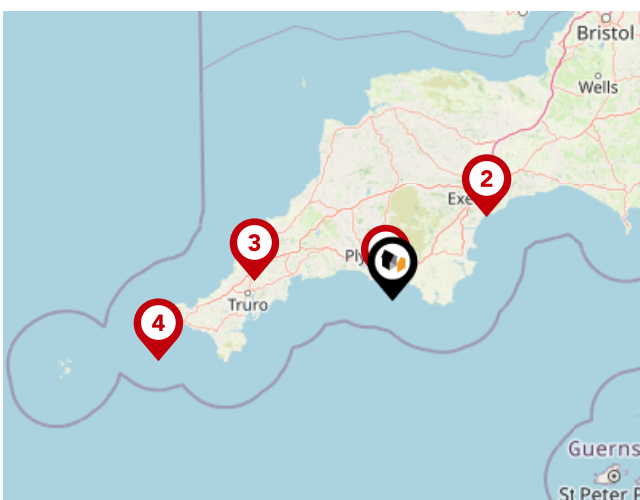
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.58 miles
2	Devonport Rail Station	4.75 miles
3	Dockyard (Plymouth) Rail Station	5.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.66 miles
2	M5 J30	35.82 miles
3	M5 J29	36.66 miles
4	M5 J28	45.62 miles

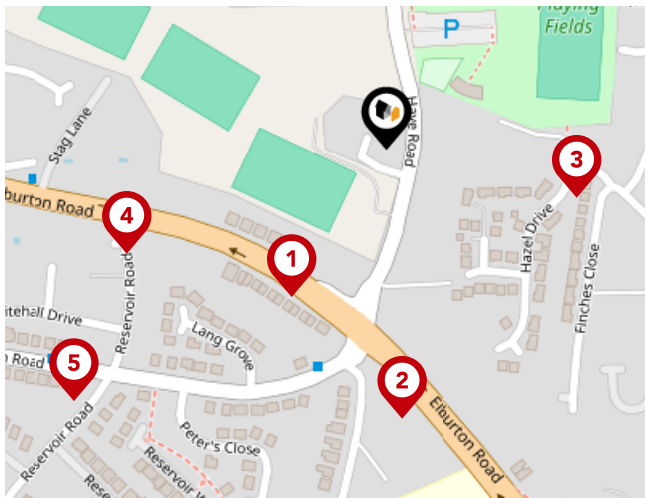


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.54 miles
2	Exeter Airport	38.23 miles
3	St Mawgan	41.83 miles
4	Joppa	73.14 miles

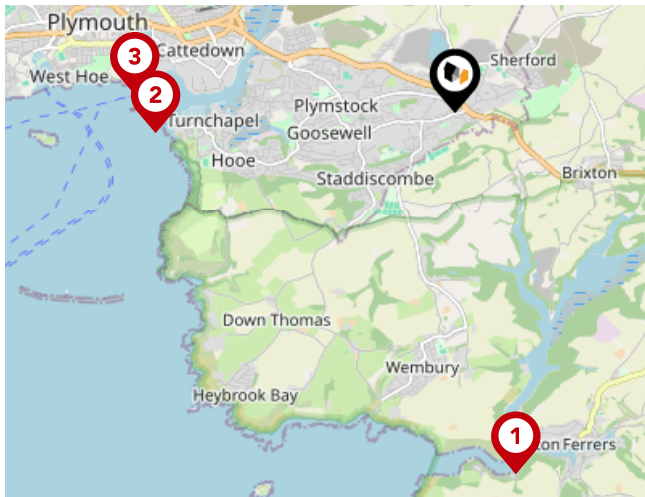
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stanborough Cross	0.1 miles
2	Stanborough Cross	0.16 miles
3	Nightingale Close	0.12 miles
4	Reservoir Road	0.17 miles
5	Reservoir Road	0.24 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.47 miles
2	Plymouth Mount Batten Ferry Landing	2.84 miles
3	Plymouth (Barbican) Landing Stage	3.02 miles

Important - Please Read

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Lang Town & Country

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