

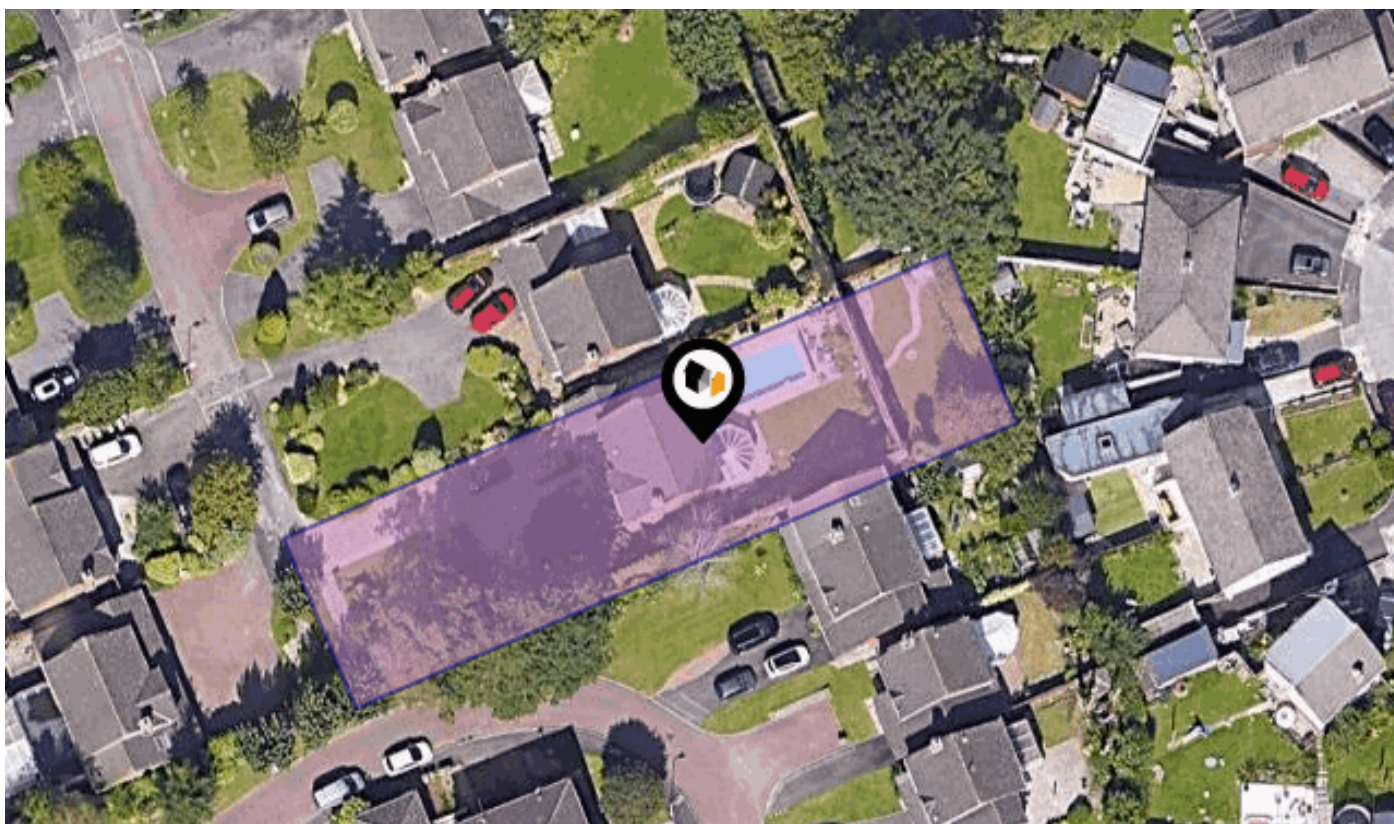


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th December 2024



ROMILLY GARDENS, PLYMOUTH, PL7

Lang Town & Country

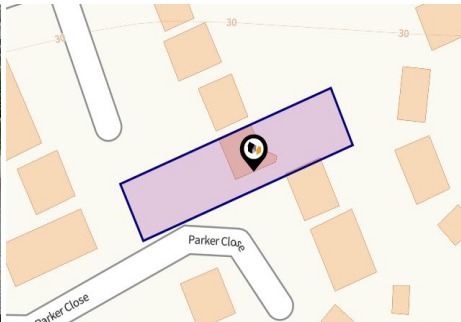
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,582 ft ² / 147 m ²		
Plot Area:	0.25 acres		
Year Built :	1996-2002		
Council Tax :	Band G		
Annual Estimate:	£3,691		
Title Number:	DN203481		

Local Area

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

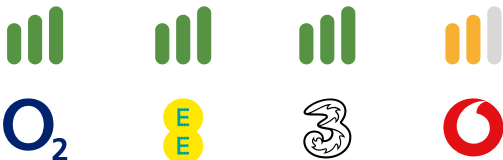
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	71	1000
mb/s	mb/s	mb/s

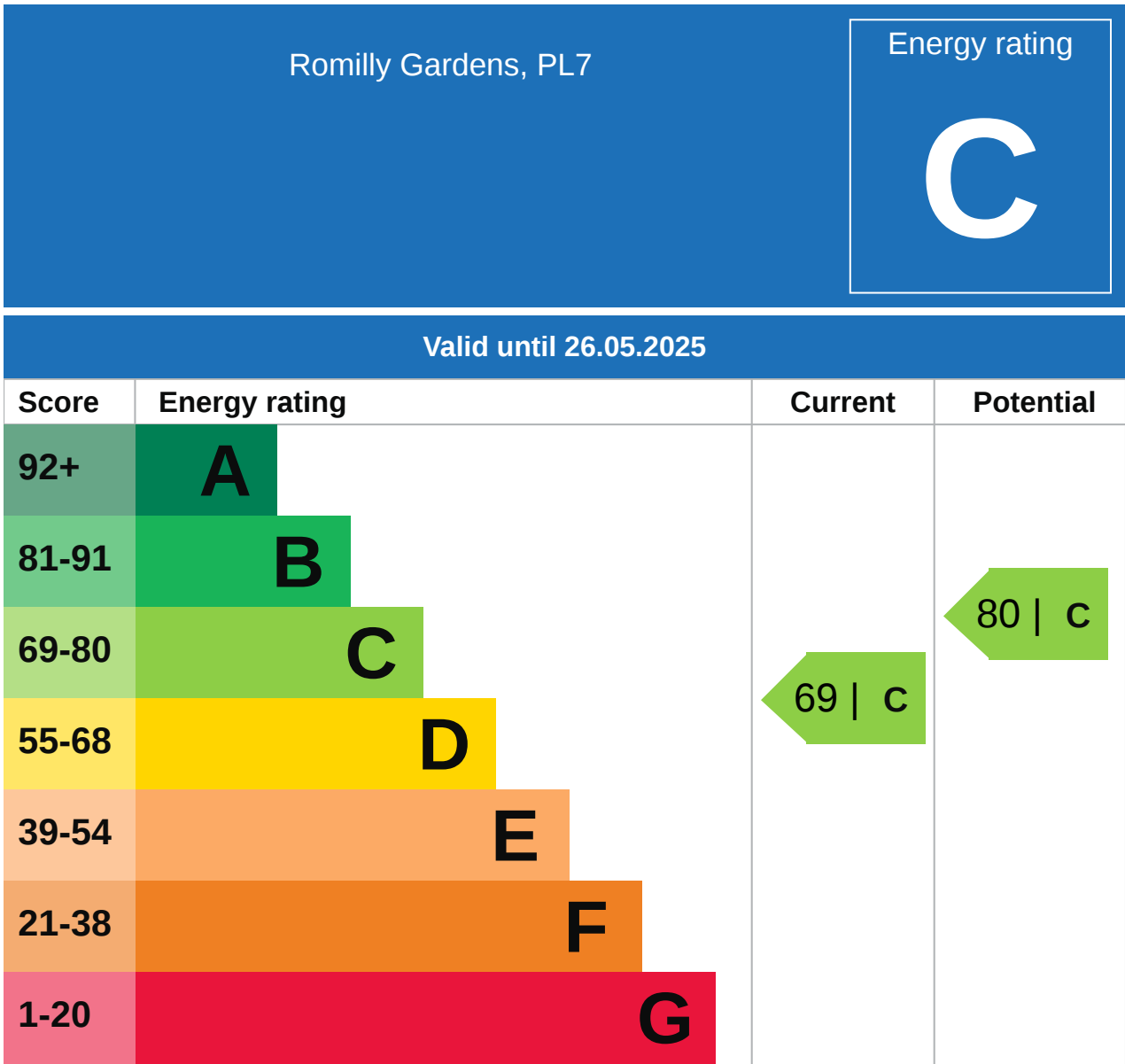
Mobile Coverage:

(based on calls indoors)



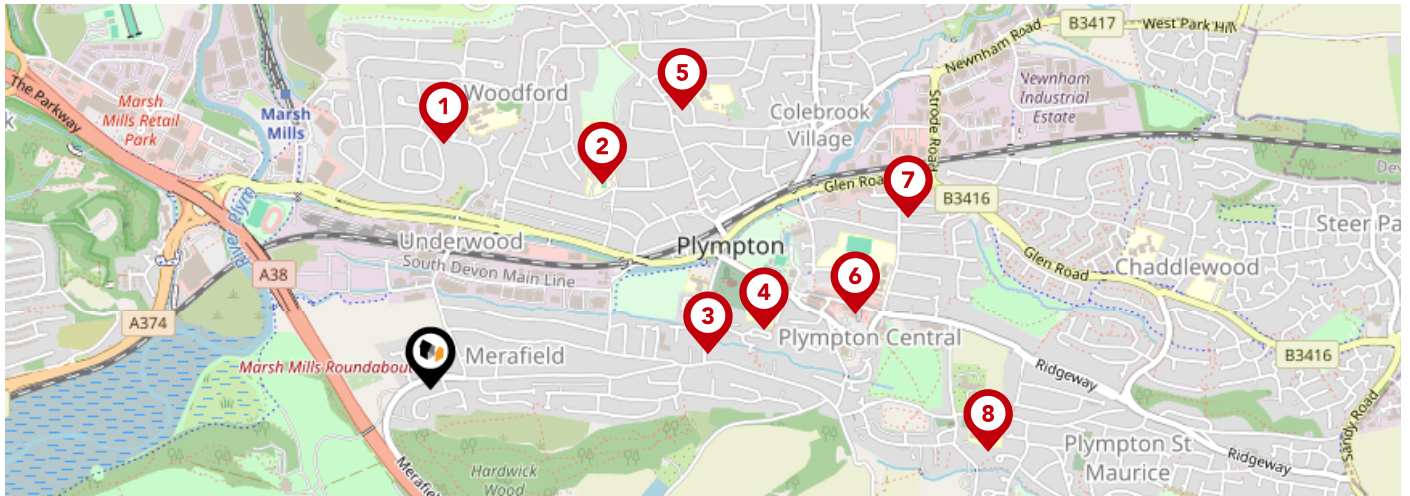
Satellite/Fibre TV Availability:



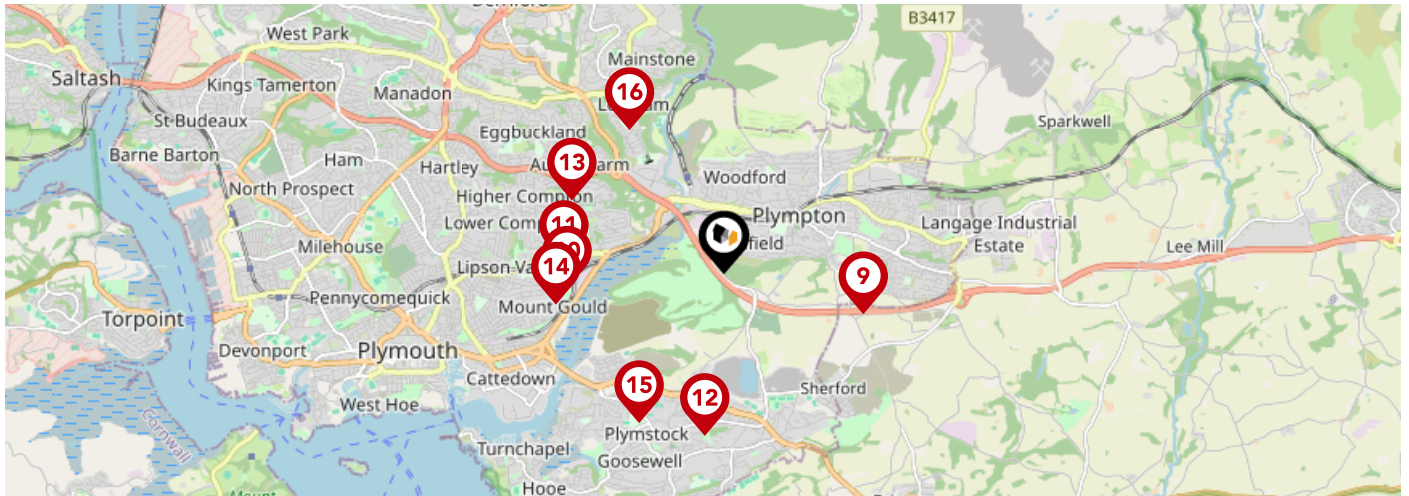










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	No low energy lighting
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	147 m ²

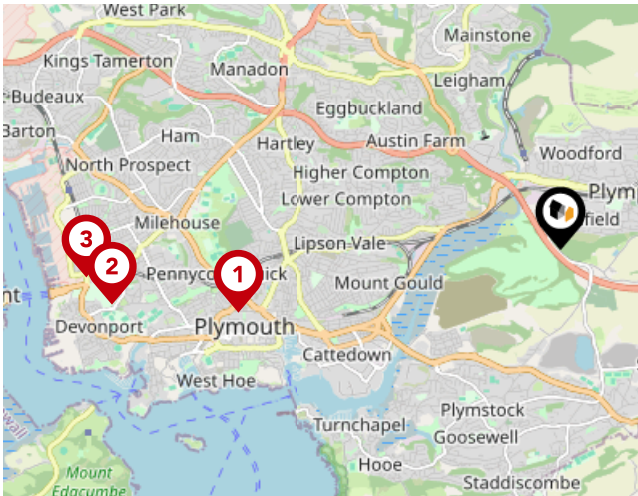


		Nursery	Primary	Secondary	College	Private
1	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



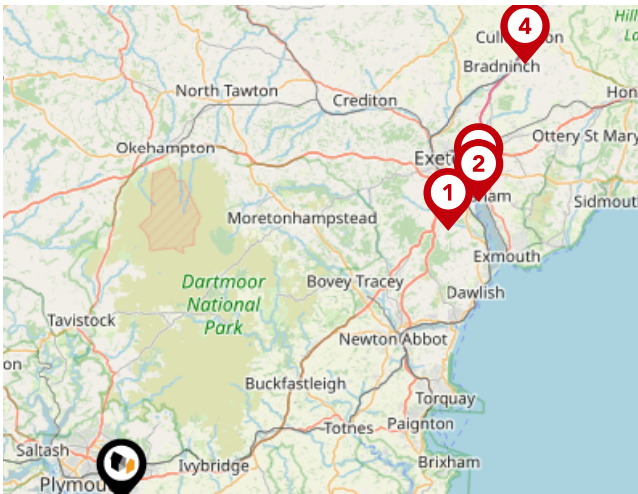
		Nursery	Primary	Secondary	College	Private
	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	High View School Ofsted Rating: Outstanding Pupils: 356 Distance: 1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance: 1.61	<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: 1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



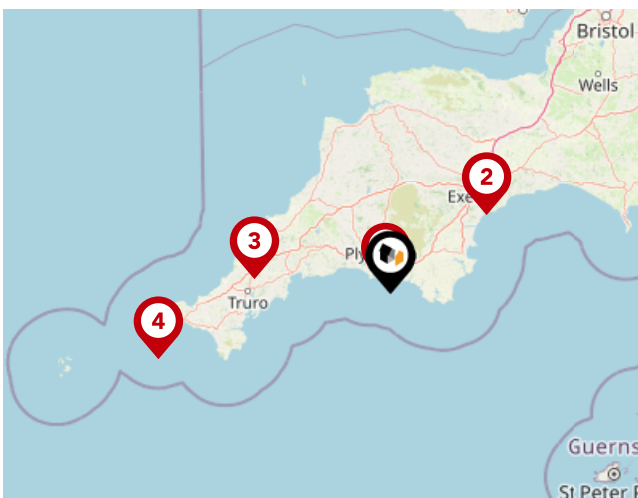
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.1 miles
2	Devonport Rail Station	4.27 miles
3	Dockyard (Plymouth) Rail Station	4.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.92 miles
2	M5 J30	35.08 miles
3	M5 J29	35.89 miles
4	M5 J28	44.71 miles

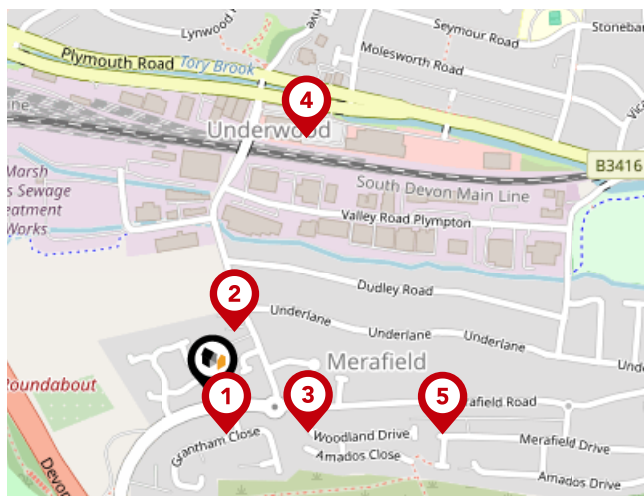


Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.97 miles
2	Exeter Airport	37.5 miles
3	St Mawgan	41.24 miles
4	Joppa	73.14 miles

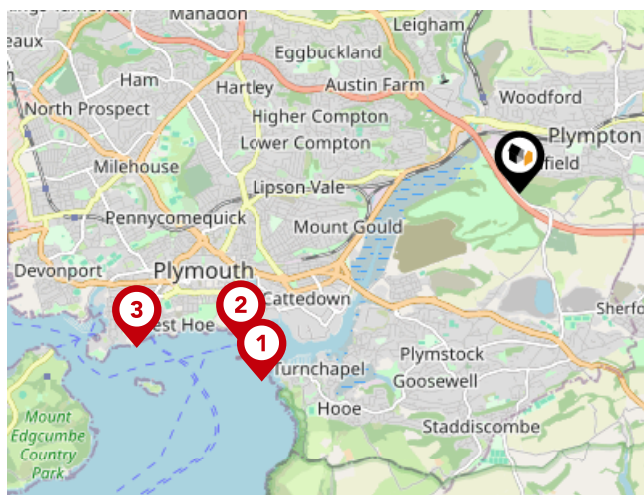
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Saltram	0.05 miles
2	Cot Hill	0.08 miles
3	Woodland Drive	0.12 miles
4	Plymouth Road	0.33 miles
5	Merafield Road	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	3.01 miles
2	Plymouth (Barbican) Landing Stage	2.98 miles
3	Plymouth Ferry Terminal	3.9 miles

Important - Please Read

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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.

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Lang Town & Country

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