

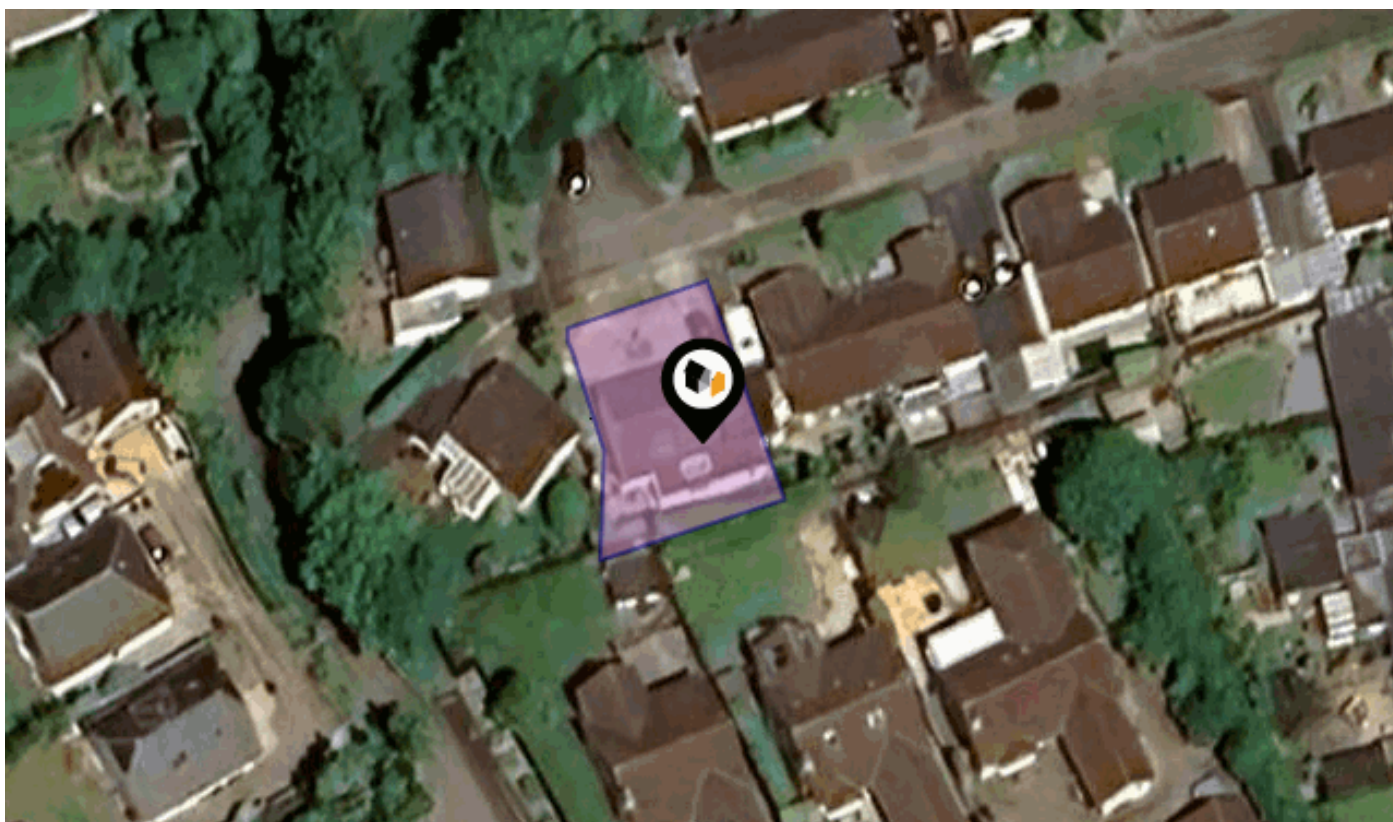


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



WEMBURY MEADOW, WEMBURY, PLYMOUTH, PL9

Lang Town & Country

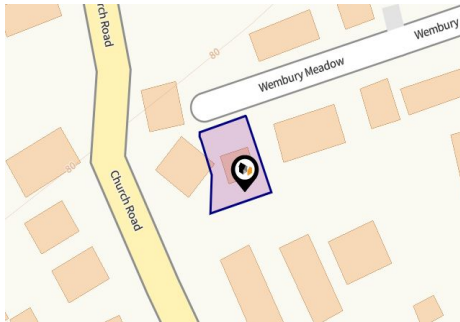
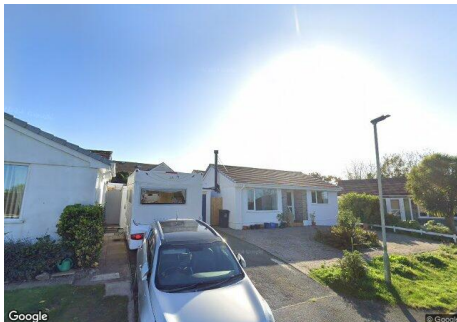
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	570 ft ² / 53 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,109
Title Number:	DN91980

Tenure: Freehold

Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

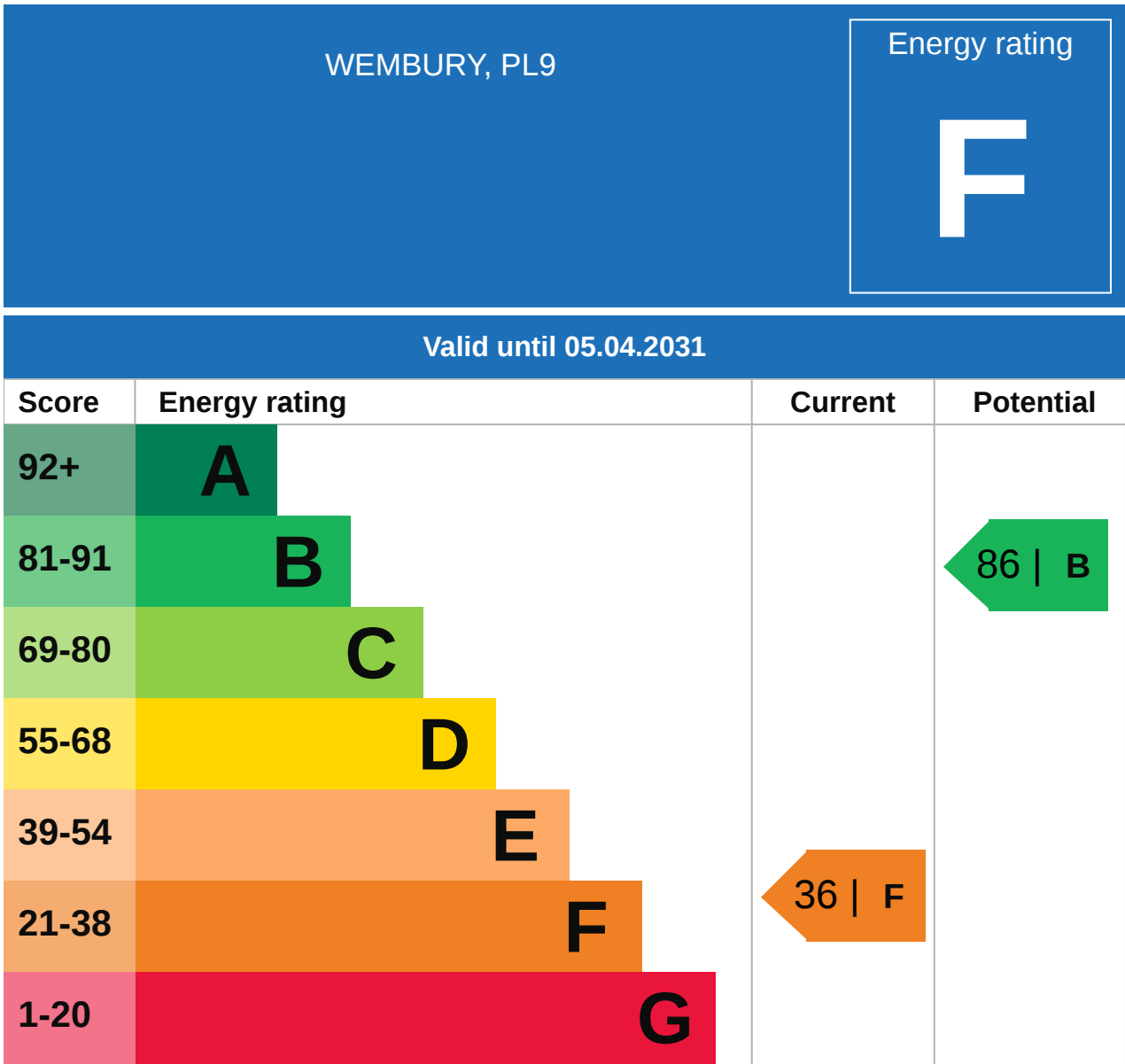


Planning History

This Address

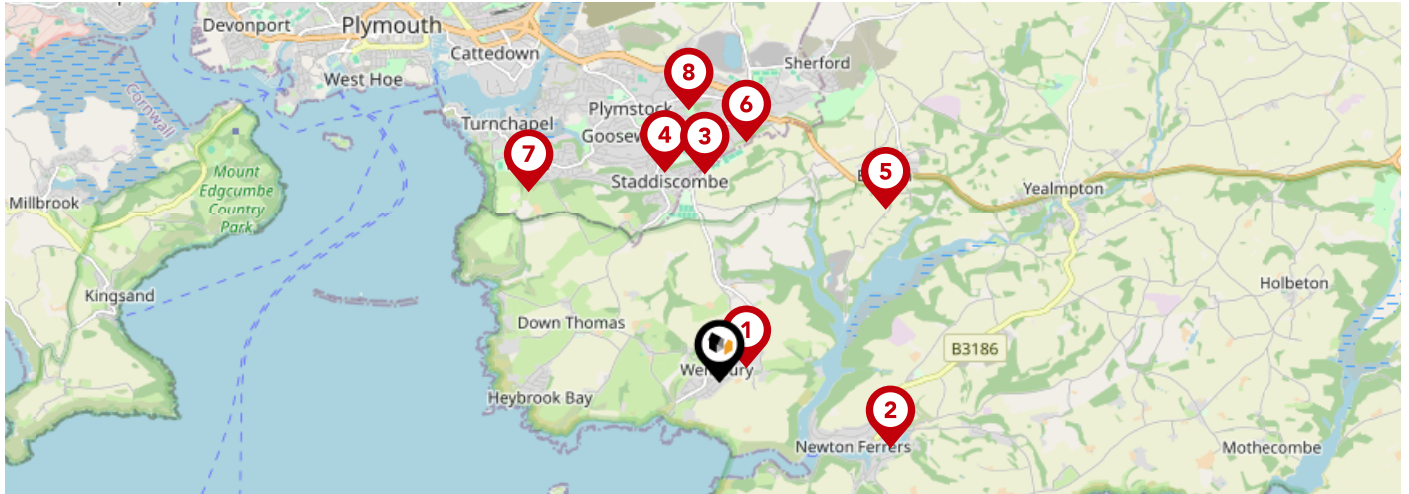
Planning records for: *Wembury Meadow, Wembury, Plymouth, PL9*

Reference - 2315/22/HHO	
Decision:	-
Date:	08th March 2023
Description:	Householder application for single storey rear extension and external log burner flue

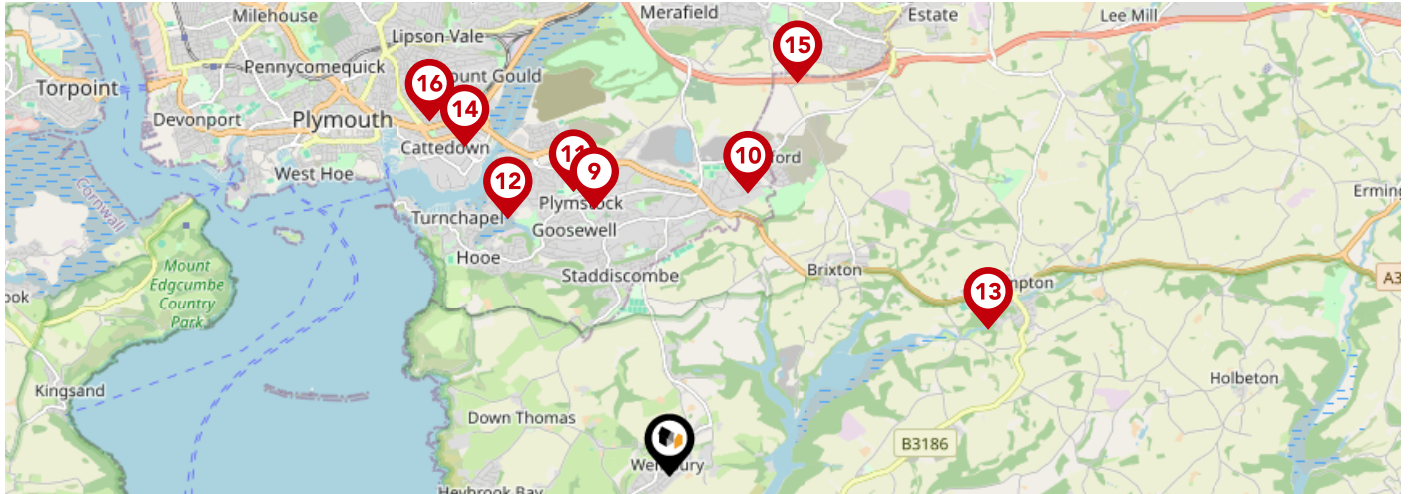










Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	53 m ²



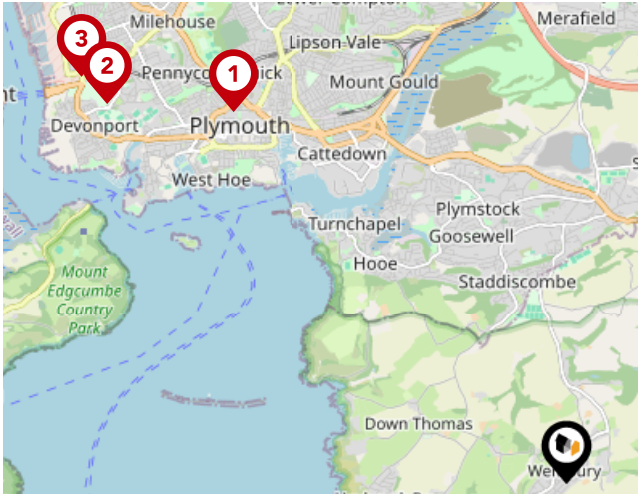
		Nursery	Primary	Secondary	College	Private
1	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

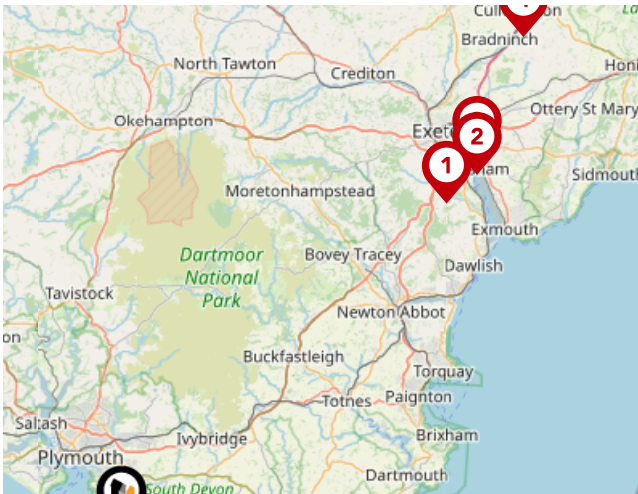
Area

Transport (National)



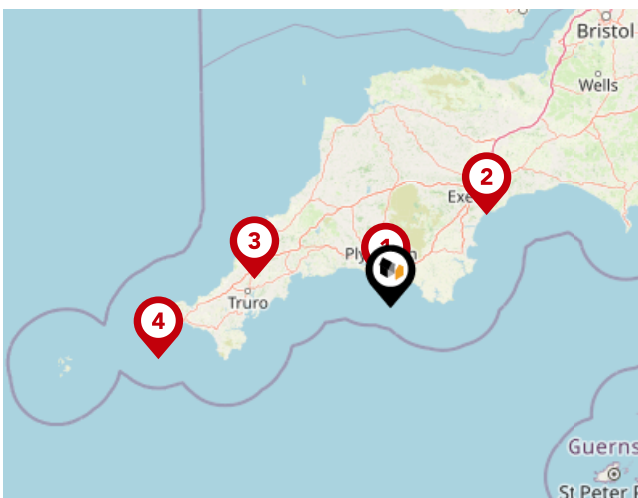
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.72 miles
2	Devonport Rail Station	5.64 miles
3	Dockyard (Plymouth) Rail Station	5.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.63 miles
2	M5 J30	37.79 miles
3	M5 J29	38.67 miles
4	M5 J28	47.75 miles

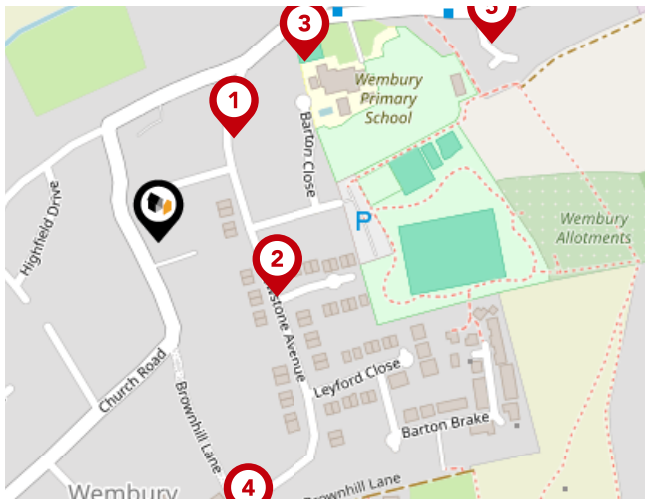


Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.84 miles
2	Exeter Airport	40.18 miles
3	St Mawgan	41.99 miles
4	Joppa	72.29 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wembury Meadow	0.08 miles
2	Barton Close	0.08 miles
3	The Odd Wheel	0.14 miles
4	Brownhill Lane	0.18 miles
5	Wembury Village	0.23 miles



Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	1.29 miles
2	Newton Ferrers Ferry Landing	1.24 miles
3	Noss Mayo Ferry Landing	1.36 miles

Important - Please Read

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