

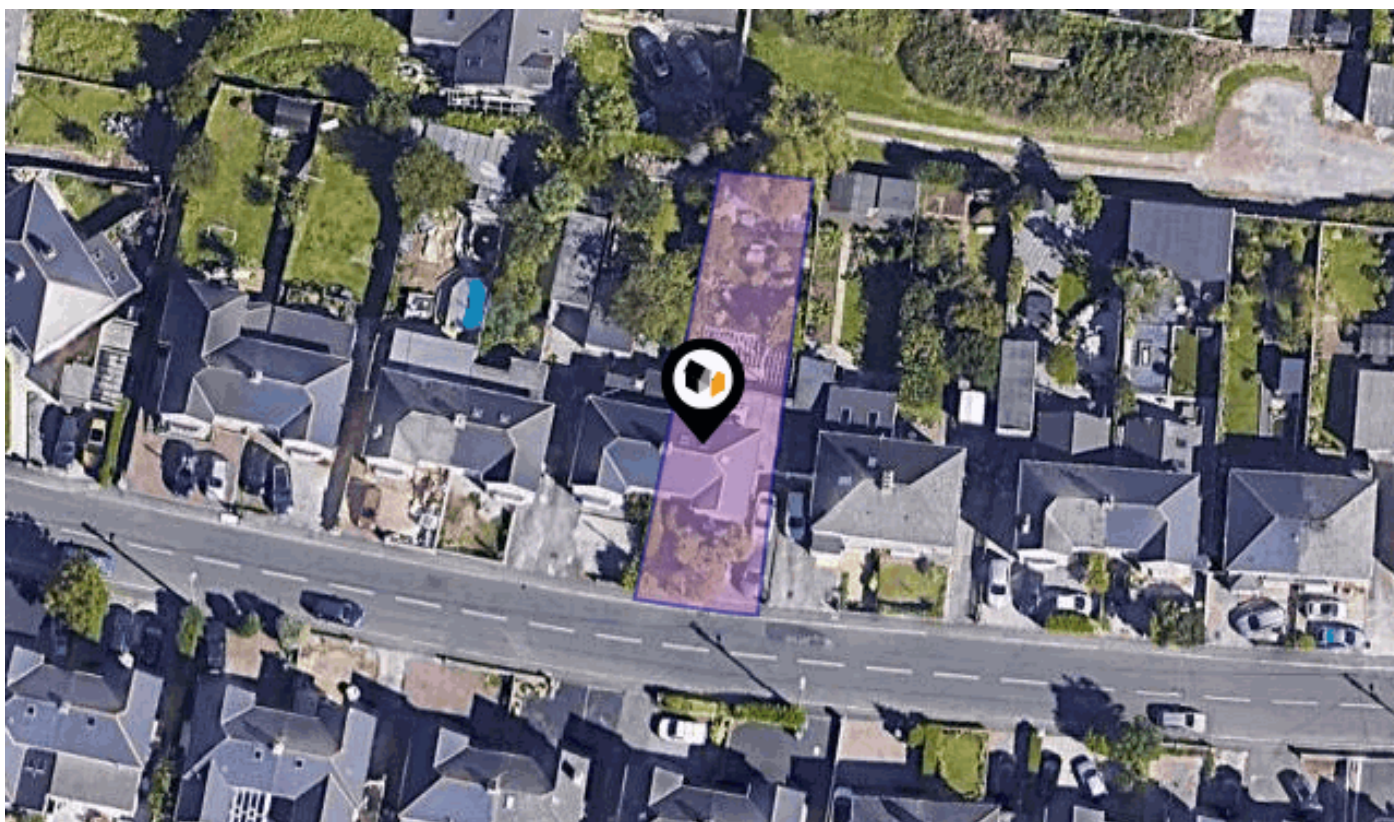


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 24th January 2025



PLYMSTOCK ROAD, PLYMOUTH, PL9

Lang Town & Country

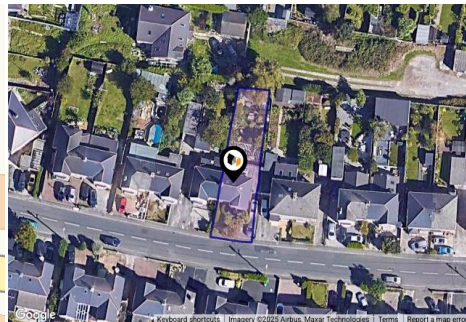
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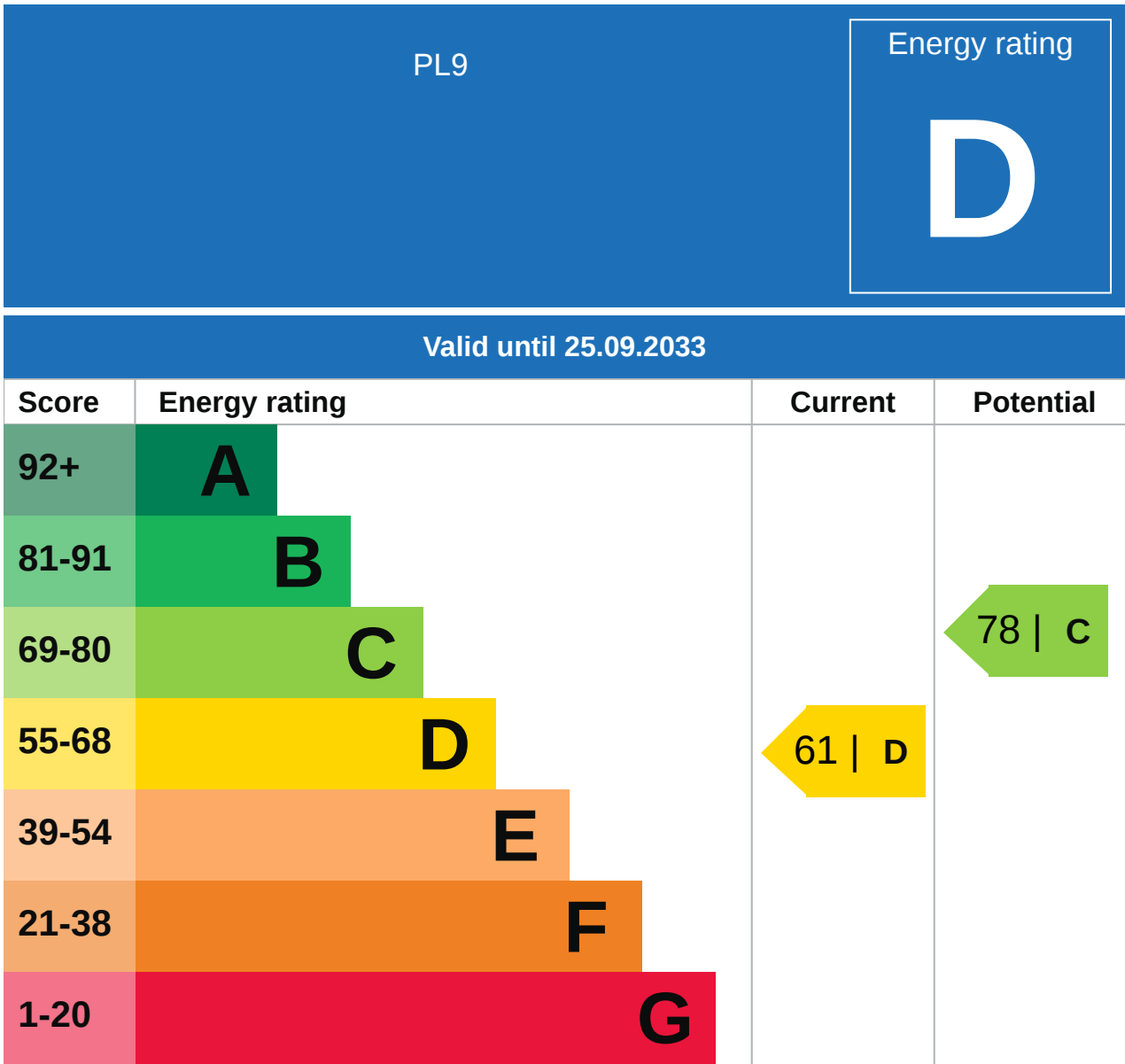
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,506 ft ² / 140 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN246979		

Local Area

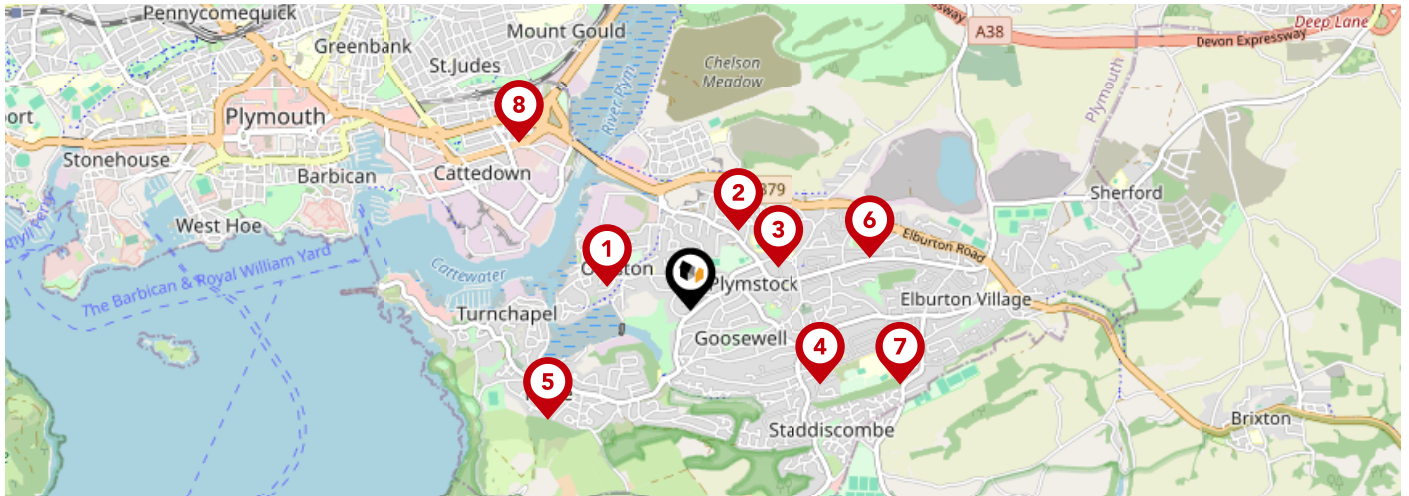
Local Authority:	Plymouth	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	No Risk	15	1000
• Surface Water	Very Low	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	

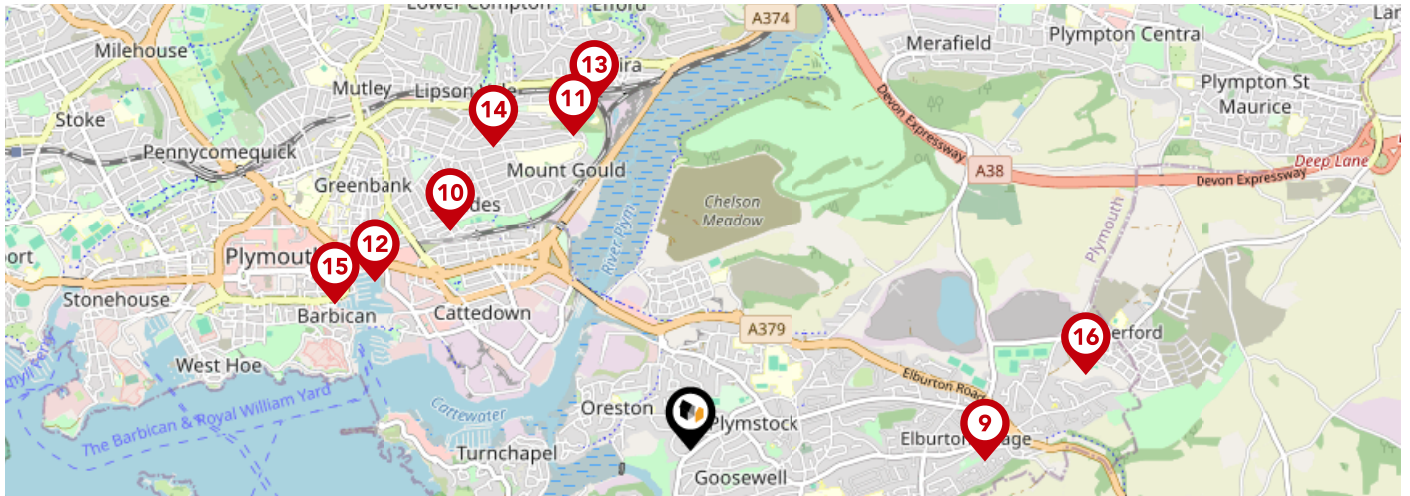


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	140 m ²

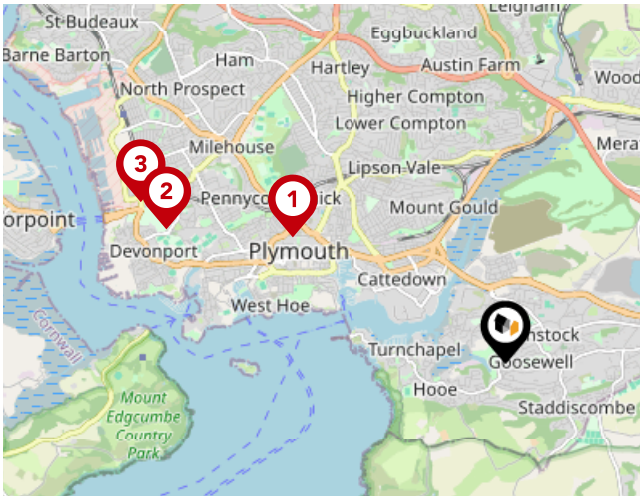


		Nursery	Primary	Secondary	College	Private
1	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.46	<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:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hoe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



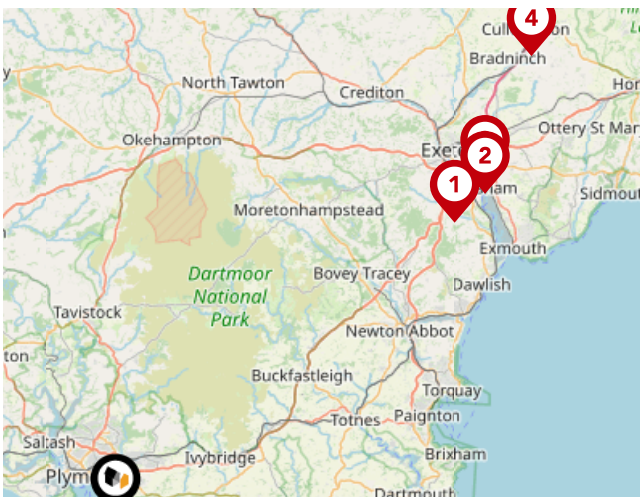
		Nursery	Primary	Secondary	College	Private
9	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



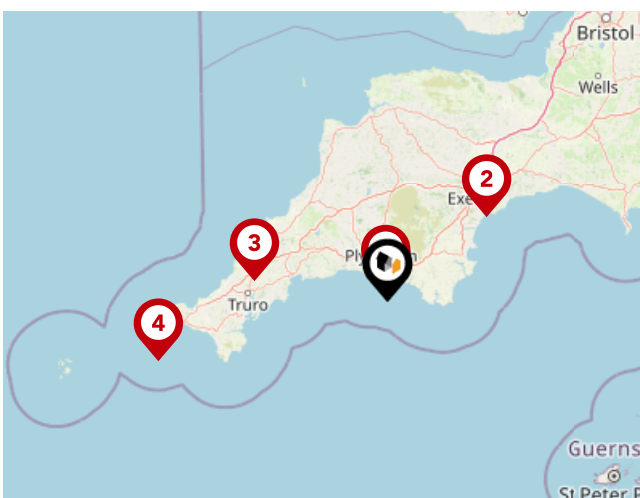
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.35 miles
2	Devonport Rail Station	3.45 miles
3	Dockyard (Plymouth) Rail Station	3.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.86 miles
2	M5 J30	37.02 miles
3	M5 J29	37.84 miles
4	M5 J28	46.71 miles

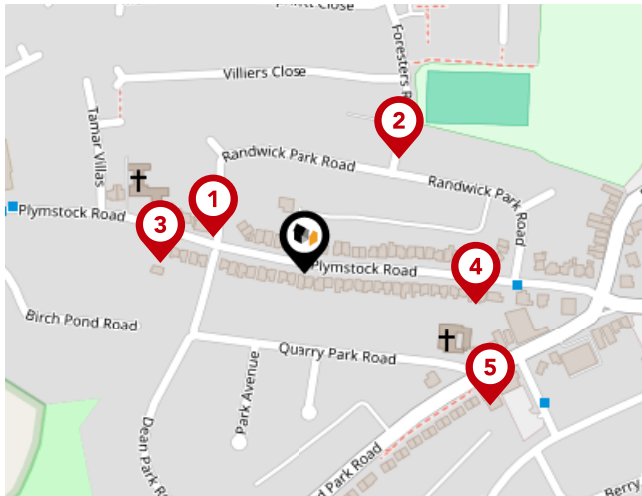


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.34 miles
2	Exeter Airport	39.43 miles
3	St Mawgan	40.46 miles
4	Joppa	71.71 miles

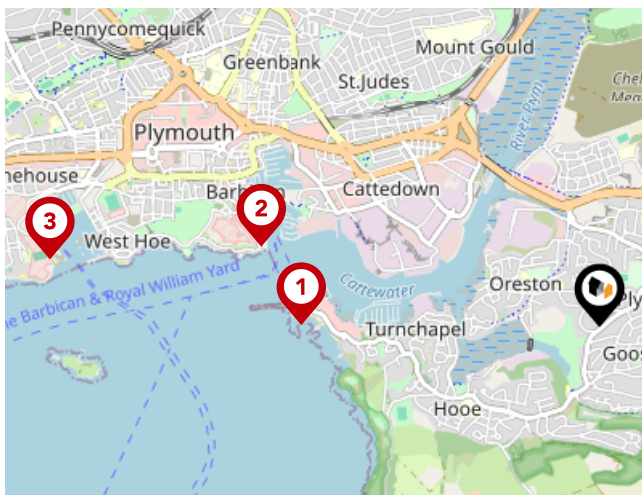
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Randwick Park Road	0.06 miles
2	Foresters Road	0.09 miles
3	Two Parks	0.09 miles
4	Dean Cross	0.1 miles
5	Drake's Drum	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.41 miles
2	Plymouth (Barbican) Landing Stage	1.65 miles
3	Plymouth Ferry Terminal	2.62 miles

Important - Please Read

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Lang Town & Country

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