

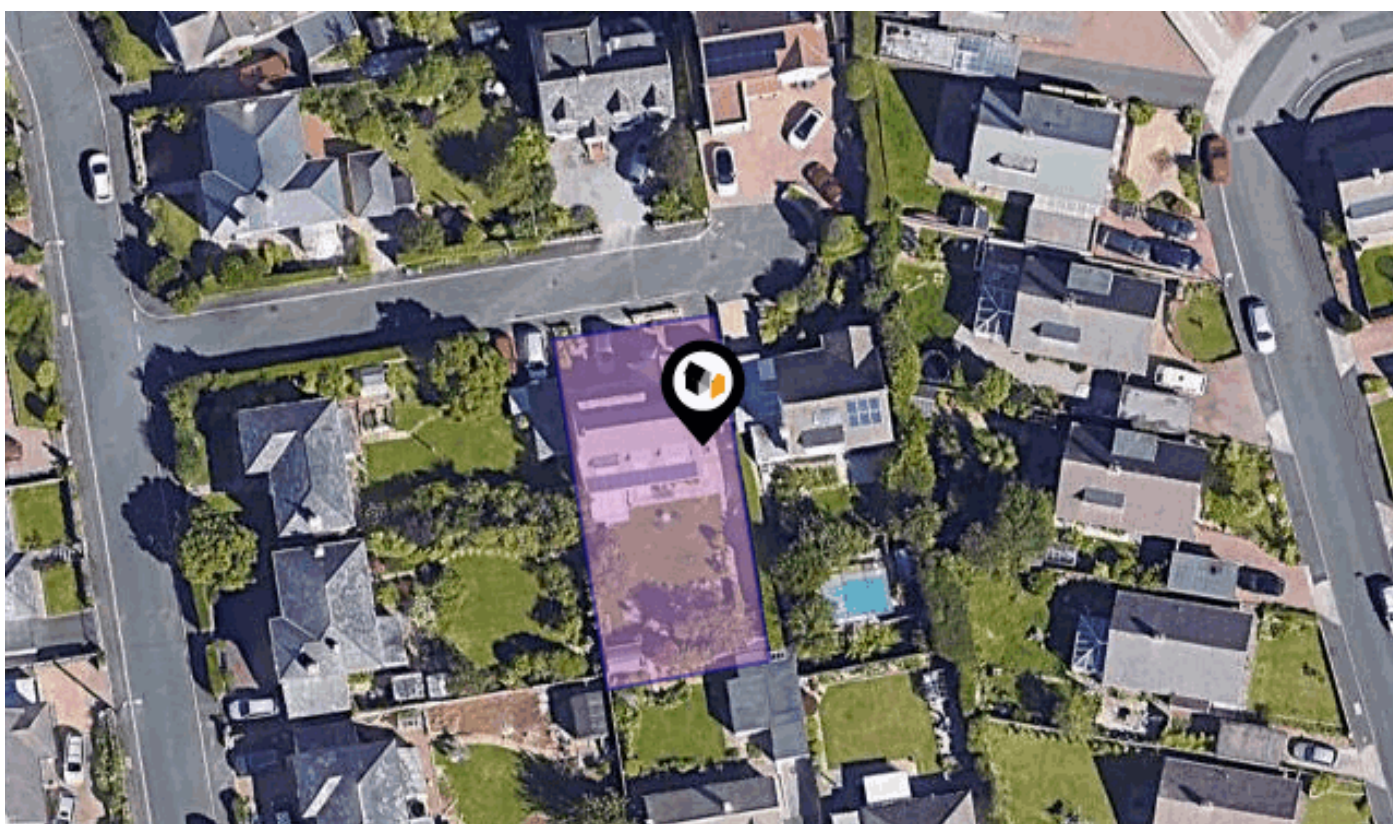


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th January 2025



HIGHER CHURCHWAY, PLYMOUTH, PL9

Lang Town & Country

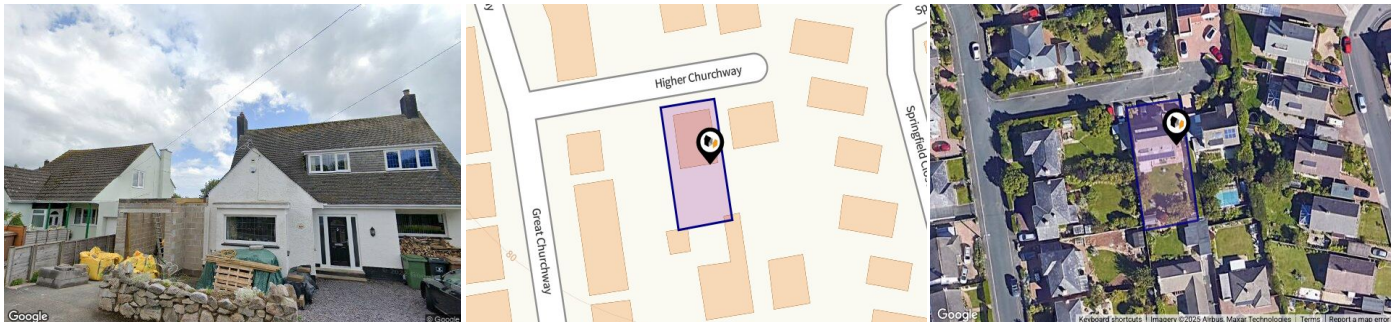
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

| | |
|------------------|---|
| Type: | Detached |
| Bedrooms: | 3 |
| Floor Area: | 699 ft ² / 65 m ² |
| Plot Area: | 0.11 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band E |
| Annual Estimate: | £2,707 |
| Title Number: | DN194942 |

Tenure: Freehold

Local Area

| | |
|--------------------|----------|
| Local Authority: | Plymouth |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Very Low |

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

| | | |
|------|------|------|
| 13 | 112 | 1000 |
| mb/s | mb/s | mb/s |
| | | |

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



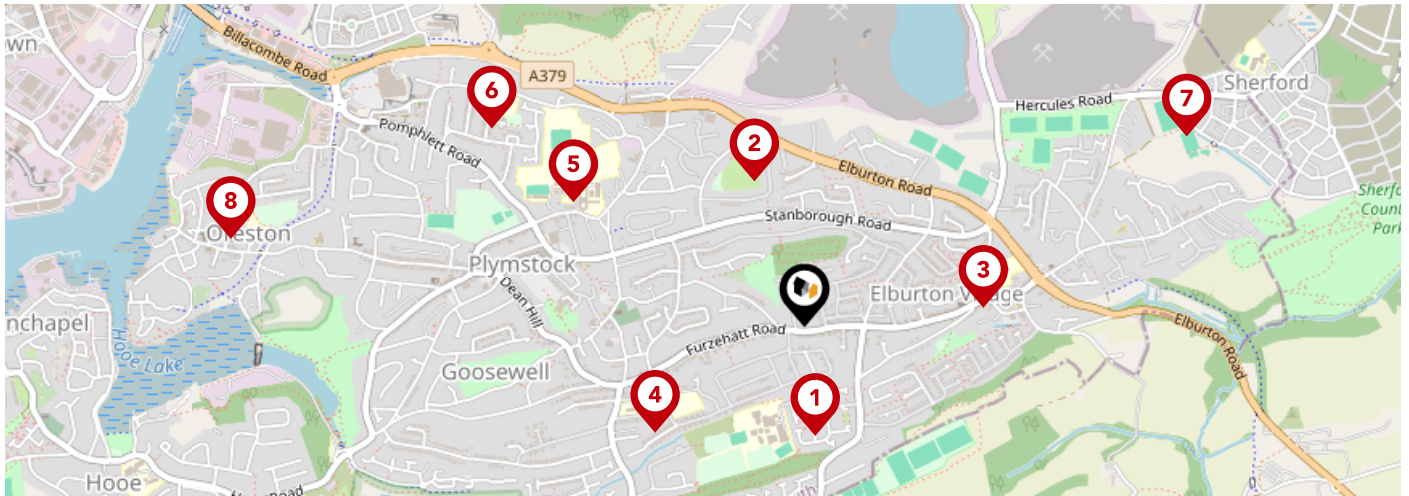
HIGHER CHURCHWAY, PLYMOUTH, PL9

Energy rating

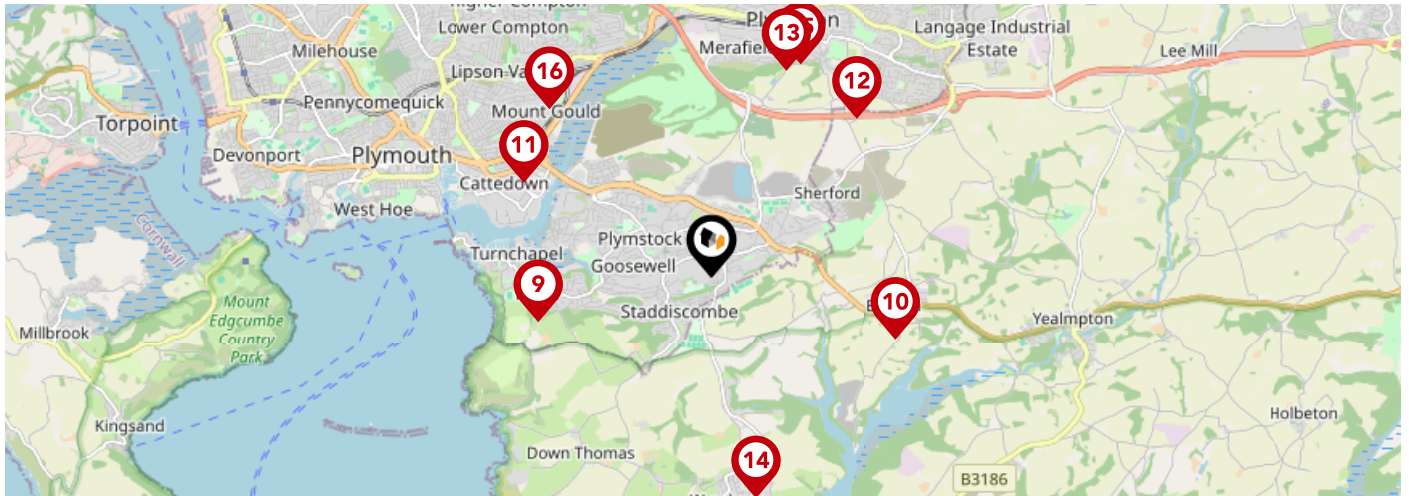
D

Valid until 25.04.2020

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 62 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



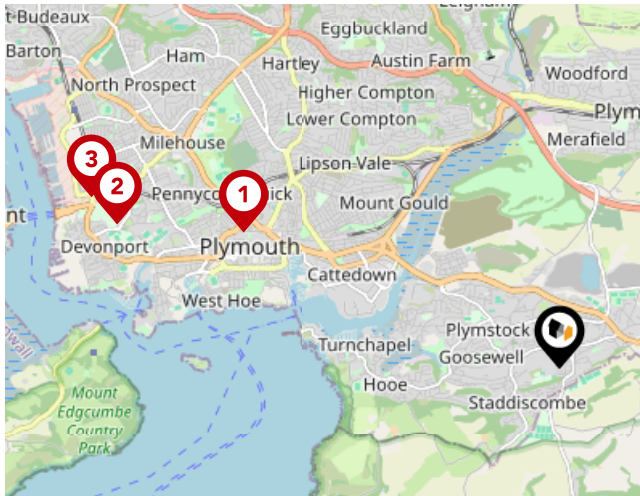
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.62 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance: 1.69 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance: 1.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance: 1.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance: 2.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance: 2.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance: 2.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance: 2.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance: 2.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

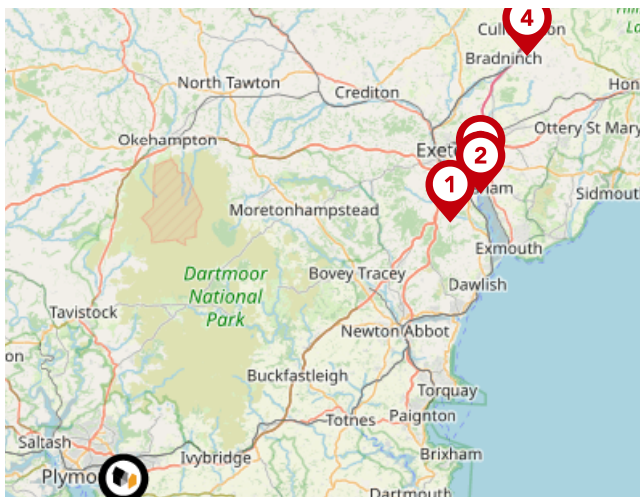
Area

Transport (National)



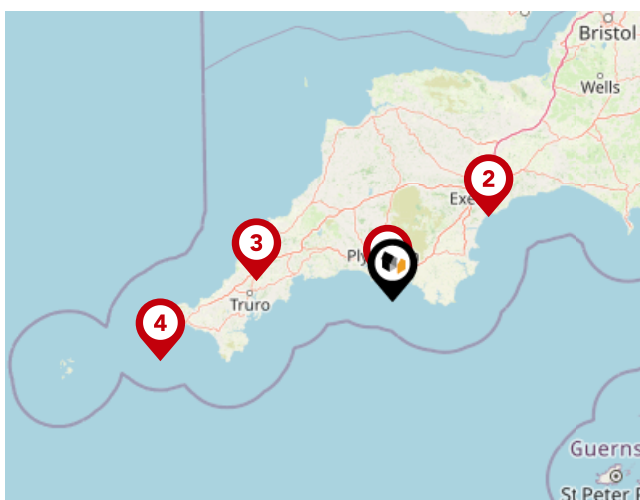
National Rail Stations

| Pin | Name | Distance |
|-----|----------------------------------|------------|
| 1 | Plymouth Rail Station | 3.25 miles |
| 2 | Devonport Rail Station | 4.39 miles |
| 3 | Dockyard (Plymouth) Rail Station | 4.7 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|-------------|
| 1 | M5 J31 | 33.2 miles |
| 2 | M5 J30 | 36.36 miles |
| 3 | M5 J29 | 37.2 miles |
| 4 | M5 J28 | 46.14 miles |

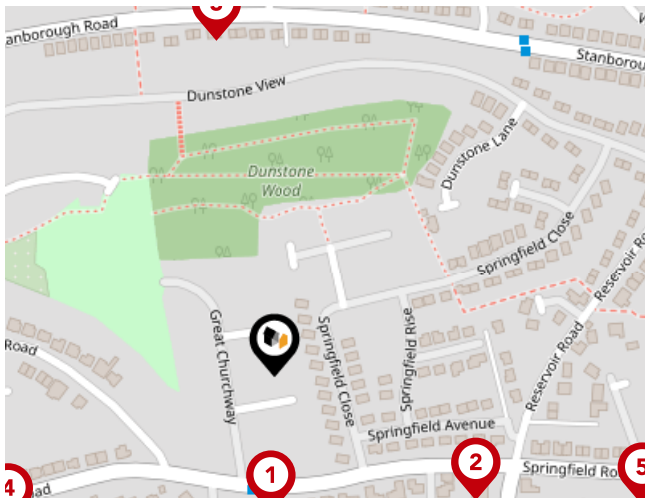


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------|-------------|
| 1 | Glenholt | 4.65 miles |
| 2 | Exeter Airport | 38.77 miles |
| 3 | St Mawgan | 41.42 miles |
| 4 | Joppa | 72.62 miles |

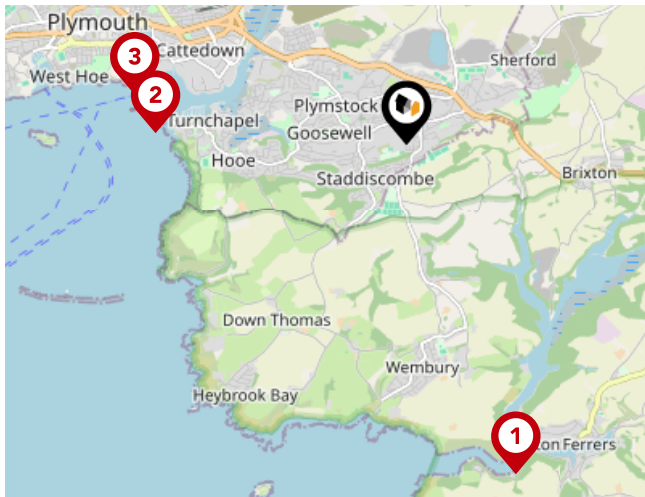
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------|------------|
| 1 | Great Churchway | 0.08 miles |
| 2 | Coach House Mews | 0.14 miles |
| 3 | Moorcroft Close | 0.2 miles |
| 4 | Dunstone Road | 0.18 miles |
| 5 | James Close | 0.23 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Newton Ferrers Ferry Landing | 3.28 miles |
| 2 | Plymouth Mount Batten Ferry Landing | 2.38 miles |
| 3 | Plymouth (Barbican) Landing Stage | 2.61 miles |

Important - Please Read

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Lang Town & Country

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