

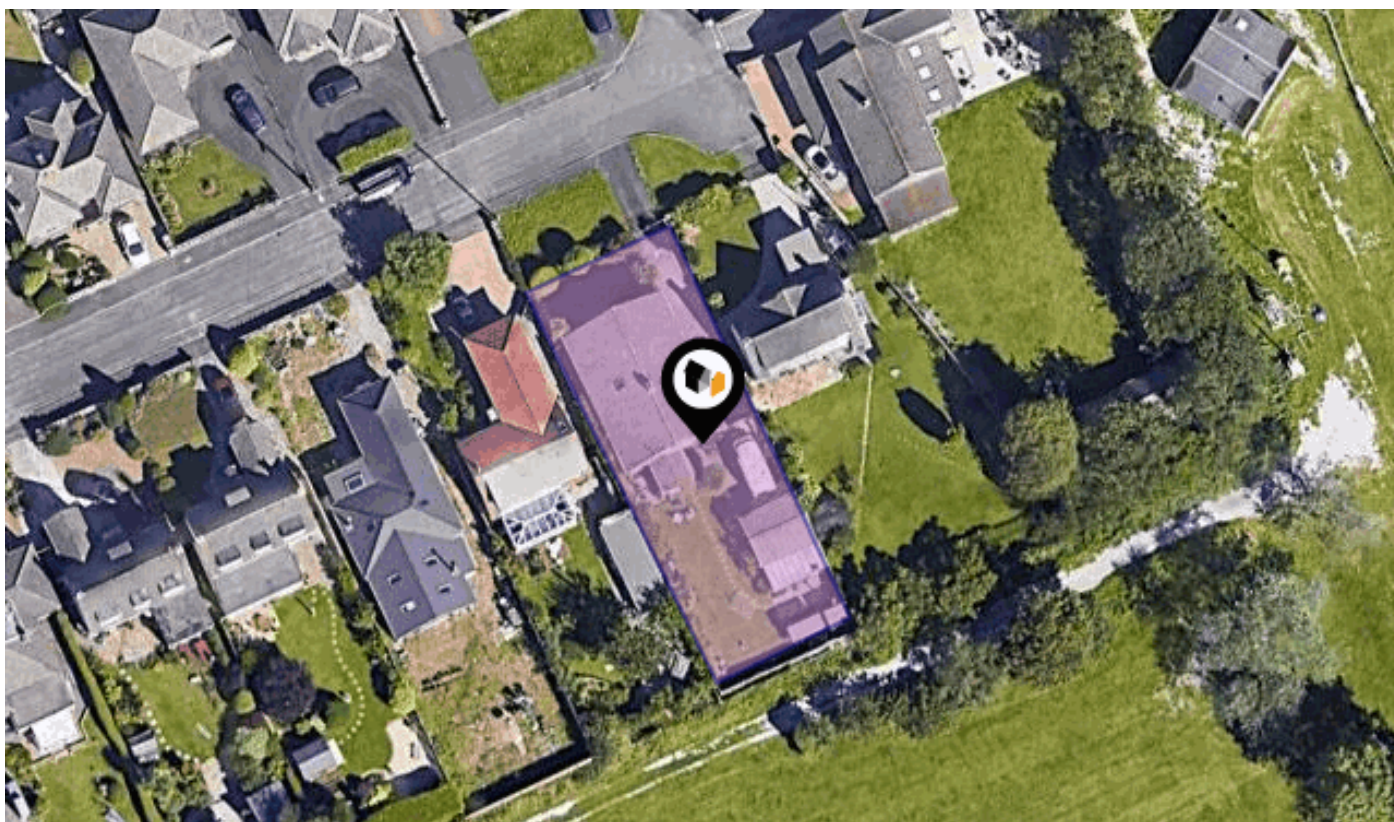


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd February 2025



COLTNESS ROAD, PLYMOUTH, PL9

Lang Town & Country

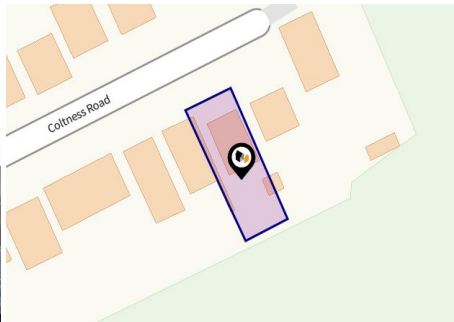
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,840 ft ² / 171 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band E		
Annual Estimate:	£2,707		
Title Number:	DN290411		

Local Area

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

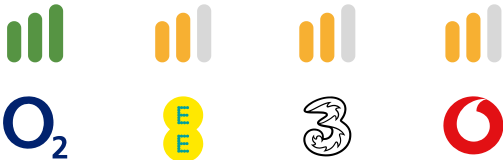
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	47	-
mb/s	mb/s	mb/s

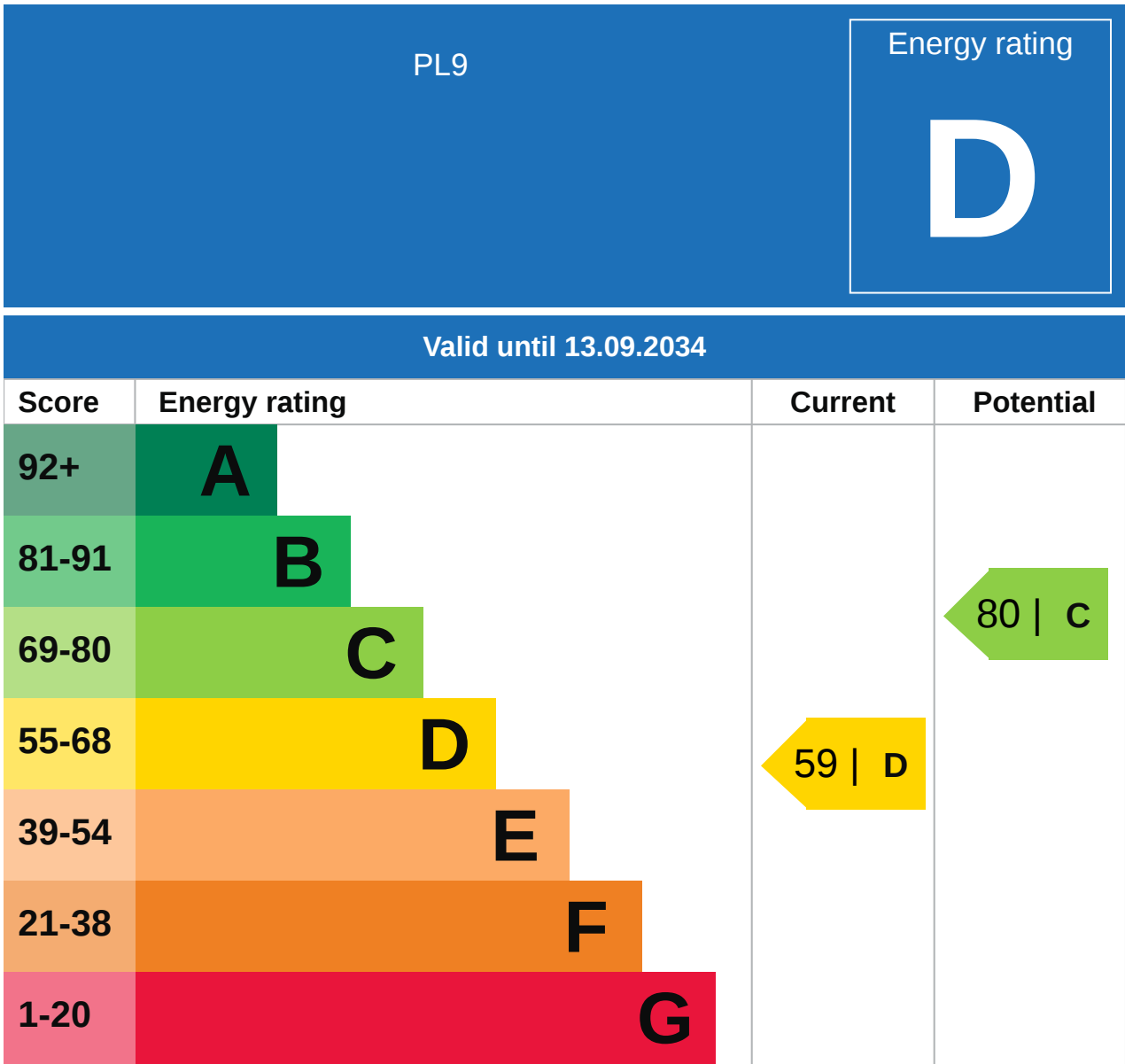
Mobile Coverage:

(based on calls indoors)



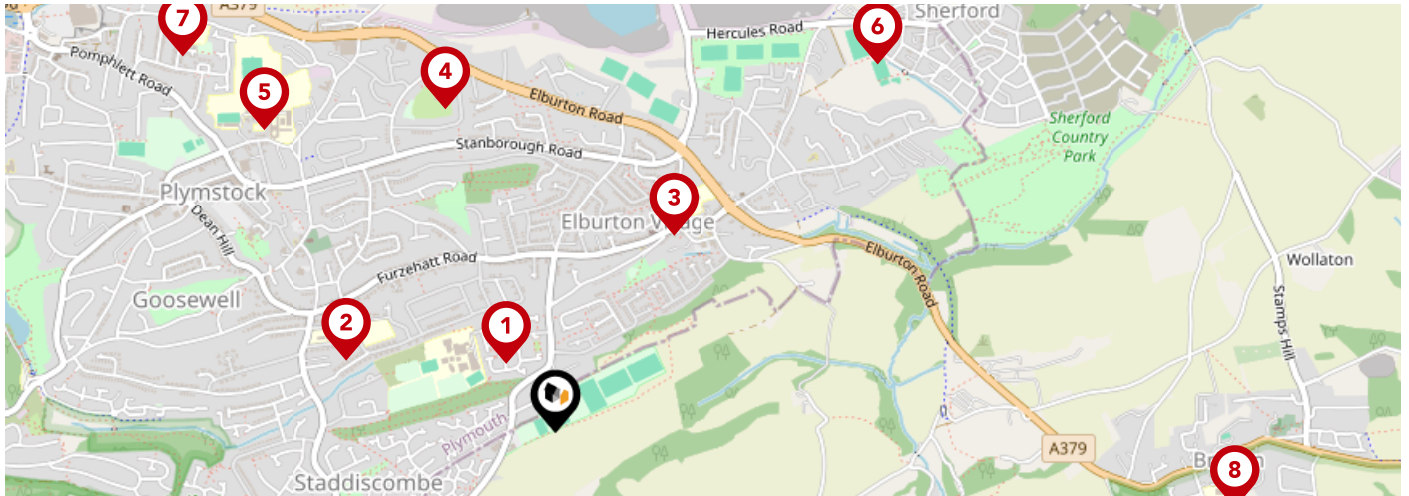
Satellite/Fibre TV Availability:



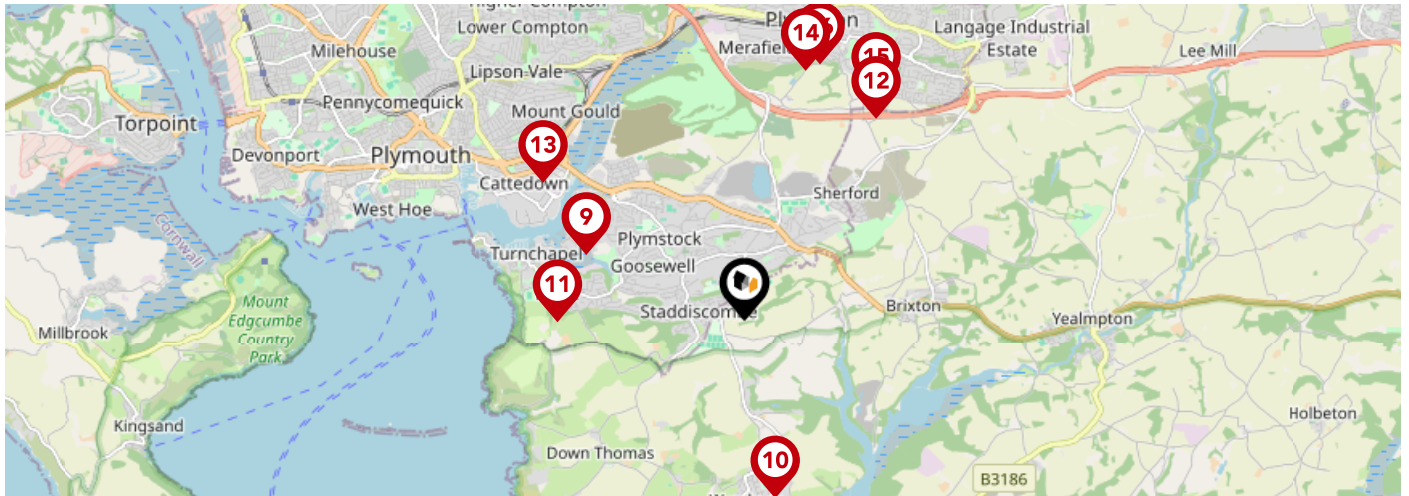


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 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:	Low energy lighting in 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	171 m ²

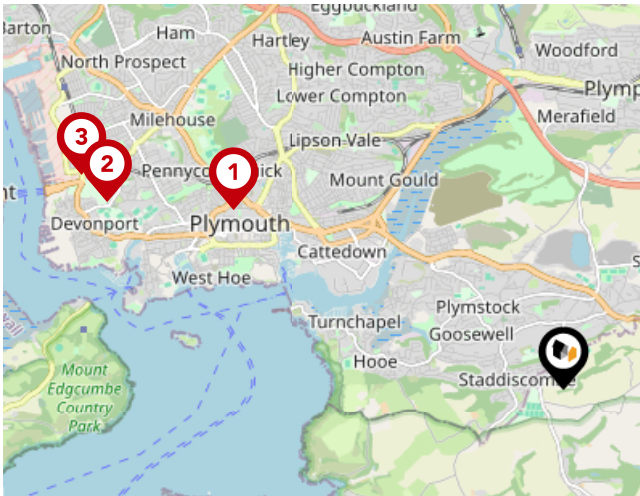


		Nursery	Primary	Secondary	College	Private
1	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.52	<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:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.81	<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:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



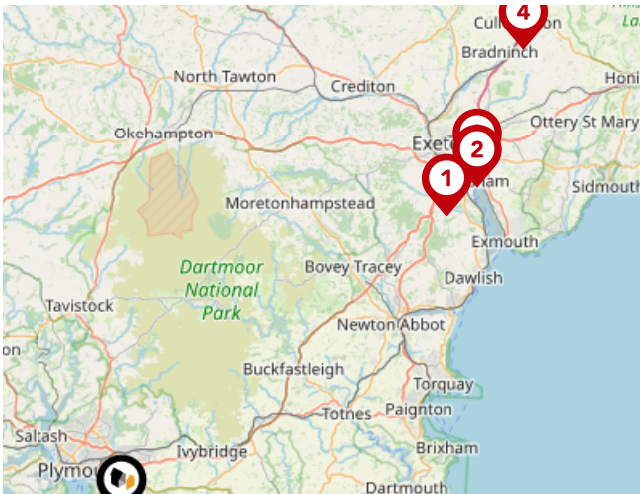
		Nursery	Primary	Secondary	College	Private
9	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.78	<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:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



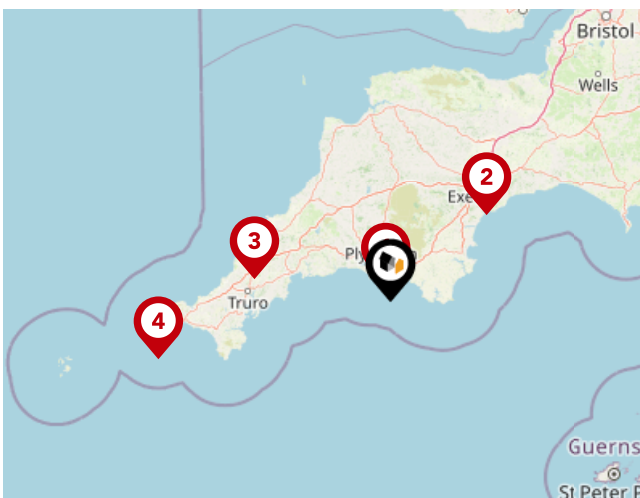
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.56 miles
2	Devonport Rail Station	4.67 miles
3	Dockyard (Plymouth) Rail Station	4.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.38 miles
2	M5 J30	36.54 miles
3	M5 J29	37.39 miles
4	M5 J28	46.37 miles

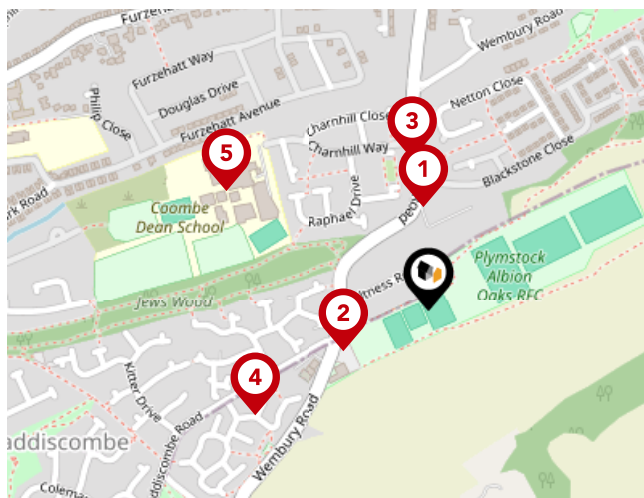


Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.09 miles
2	Exeter Airport	38.94 miles
3	St Mawgan	41.63 miles
4	Joppa	72.67 miles

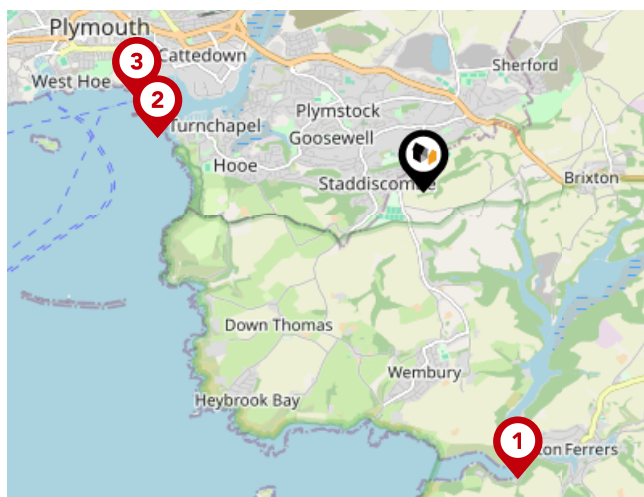
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blackstone Close	0.12 miles
2	Coltness Road	0.11 miles
3	Charnhill Way	0.18 miles
4	Shapleys Gardens	0.24 miles
5	Coombe Dean School	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.84 miles
2	Plymouth Mount Batten Ferry Landing	2.57 miles
3	Plymouth (Barbican) Landing Stage	2.85 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.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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