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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 05<sup>th</sup> February 2025**



**SPRING ROAD, WEMBURY POINT, PLYMOUTH, PL9**

## Lang Town & Country

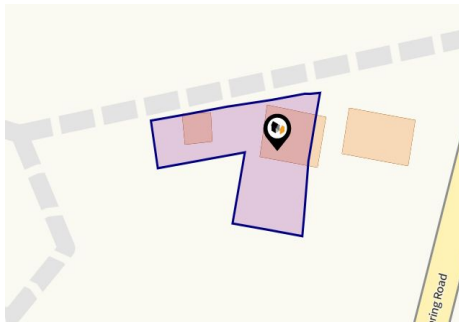
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,626 ft <sup>2</sup> / 244 m <sup>2</sup>
Plot Area:	0.22 acres
Council Tax :	Band G
Annual Estimate:	£3,954
Title Number:	DN485194




Tenure: Freehold

## Local Area

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

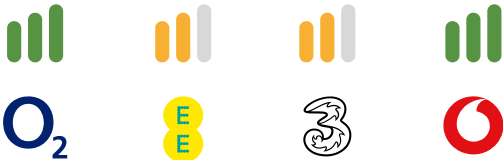
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	50	-
mb/s	mb/s	mb/s
		

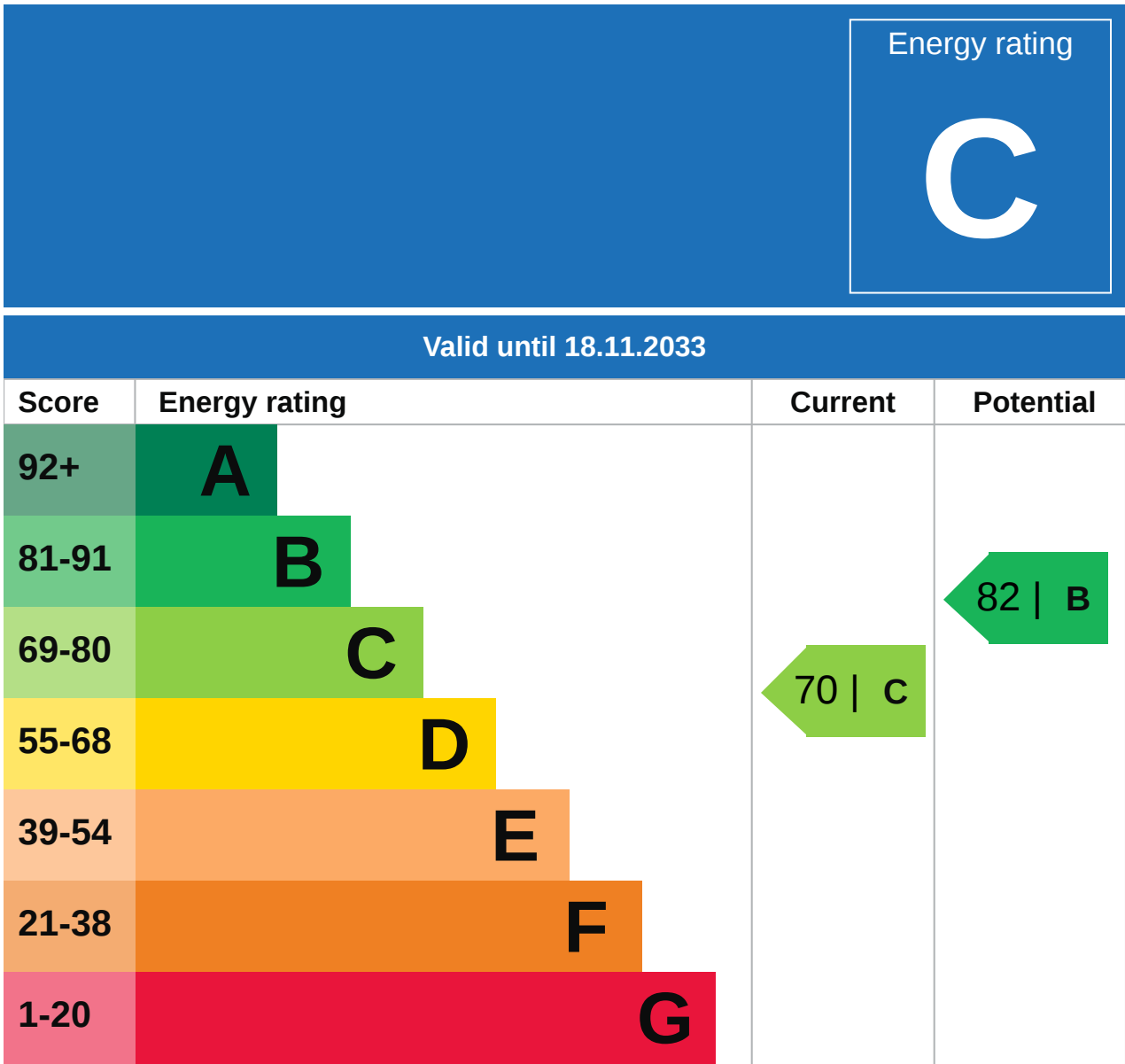
### Mobile Coverage:

(based on calls indoors)



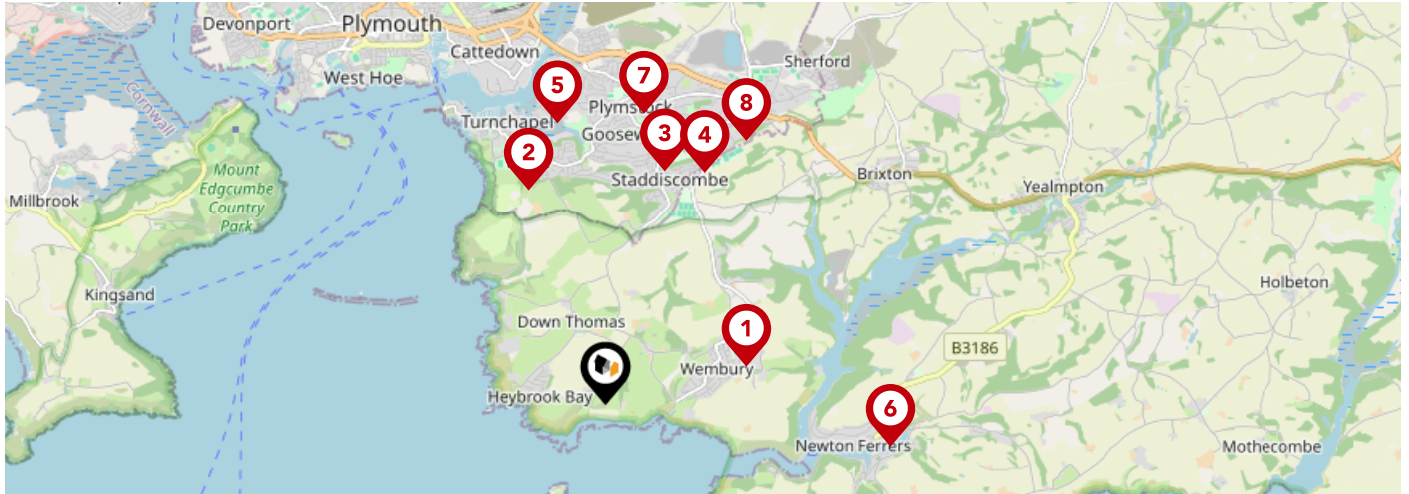
### Satellite/Fibre TV Availability:



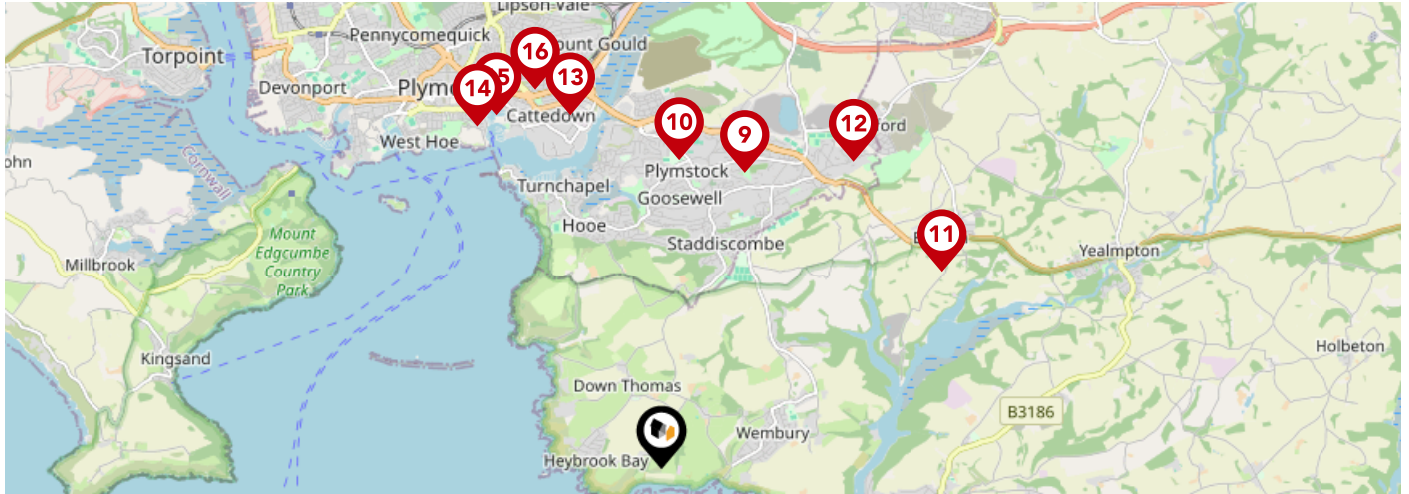


## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating oil
<b>Main Heating Controls:</b>	Programmer and at least two room thermostats
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	Solid limited insulation (assumed)
<b>Total Floor Area:</b>	244 m <sup>2</sup>



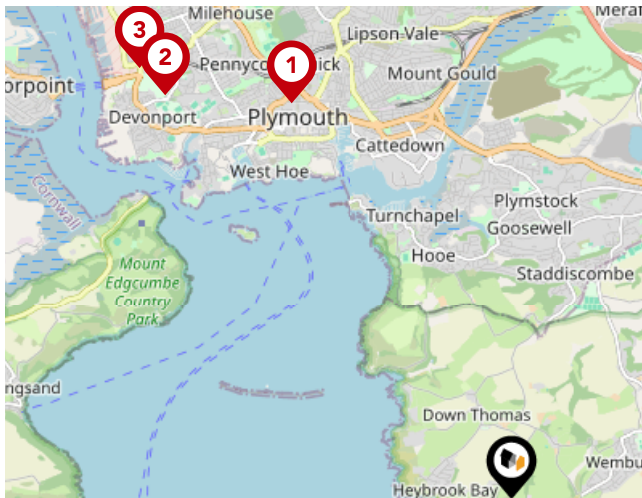
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hoe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Newton Ferrers Church of England Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:2.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:3.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

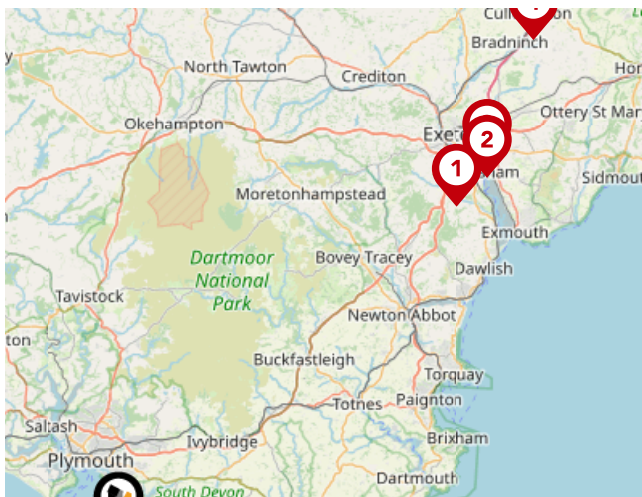


# Area Transport (National)



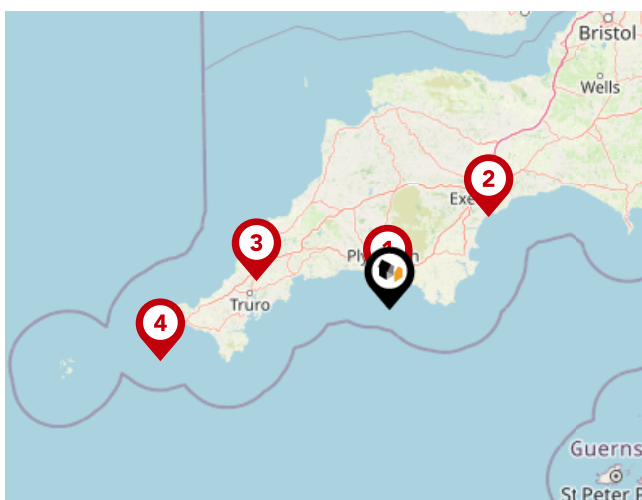
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.29 miles
2	Devonport Rail Station	5.03 miles
3	Dockyard (Plymouth) Rail Station	5.39 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.55 miles
2	M5 J30	38.71 miles
3	M5 J29	39.57 miles
4	M5 J28	48.61 miles

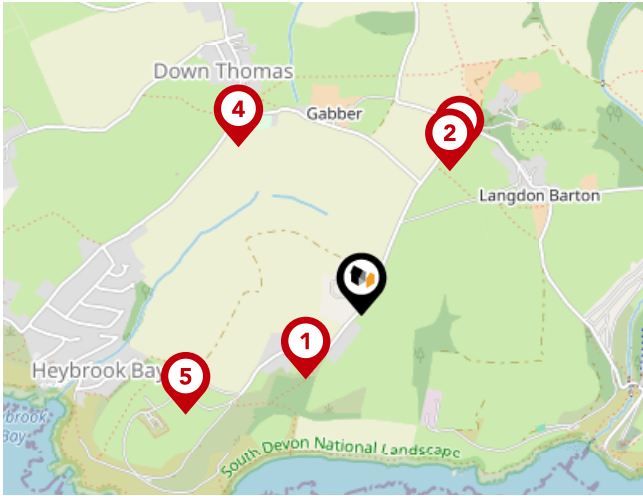


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.89 miles
2	Exeter Airport	41.1 miles
3	St Mawgan	40.99 miles
4	Joppa	71.2 miles

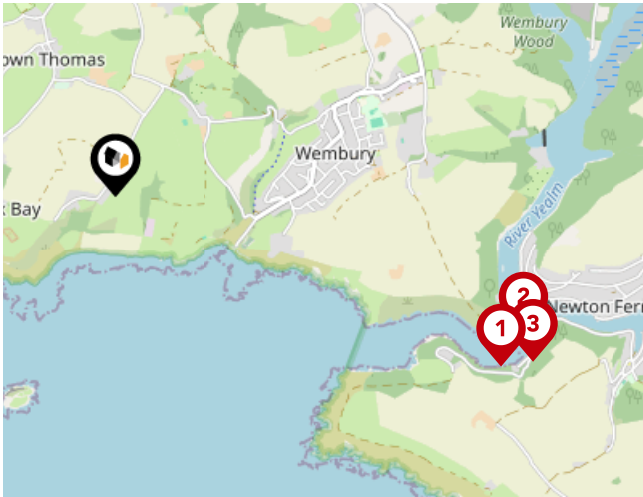
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Three Jays	0.2 miles
2	Langdon	0.4 miles
3	Langdon Court	0.44 miles
4	Silver Jubilee Hall	0.49 miles
5	Wembury Point	0.48 miles



### Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	2 miles
2	Newton Ferrers Ferry Landing	2.04 miles
3	Noss Mayo Ferry Landing	2.13 miles



## Important - Please Read

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