

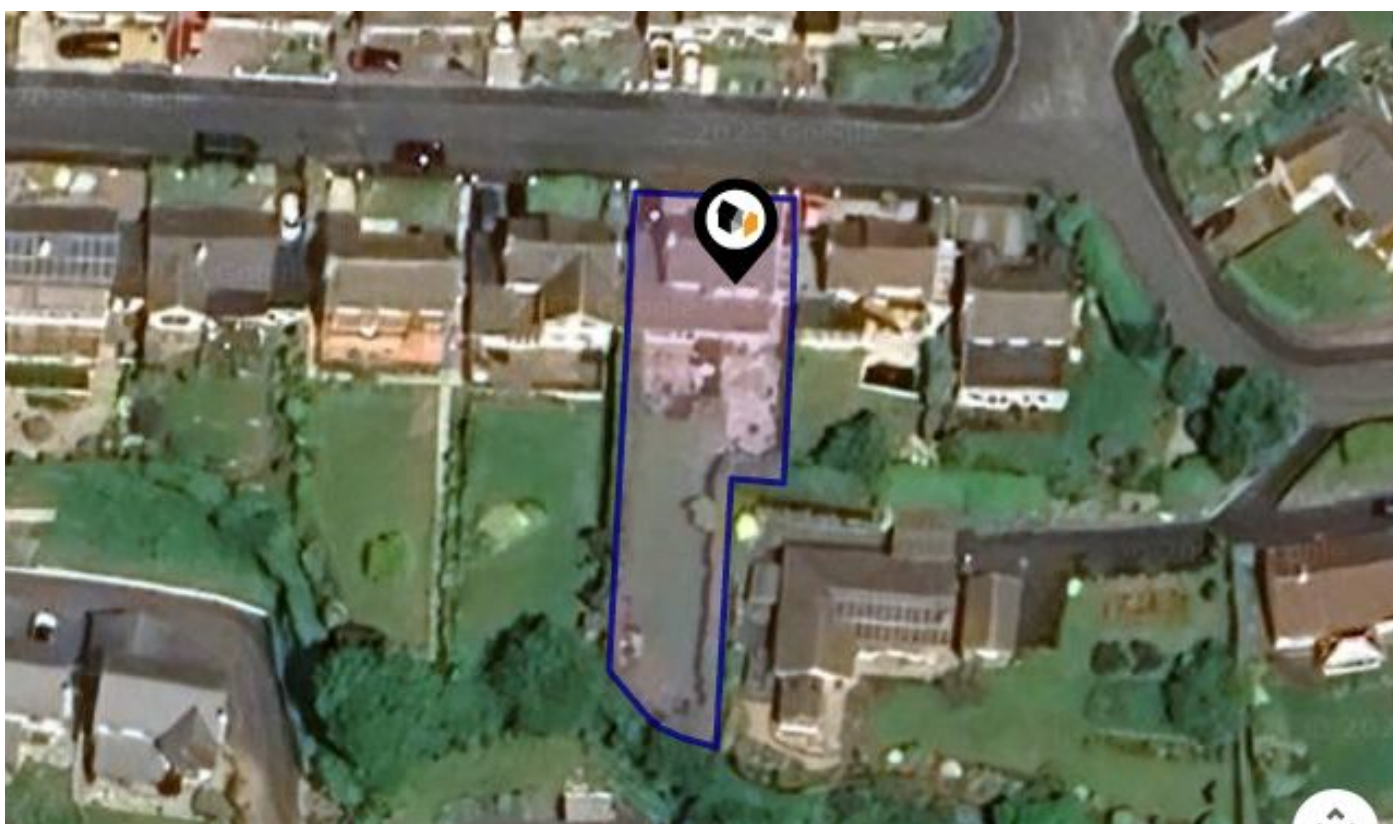


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21<sup>st</sup> February 2025



**CHERRY TREE DRIVE, BRIXTON, PLYMOUTH, PL8**

## Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

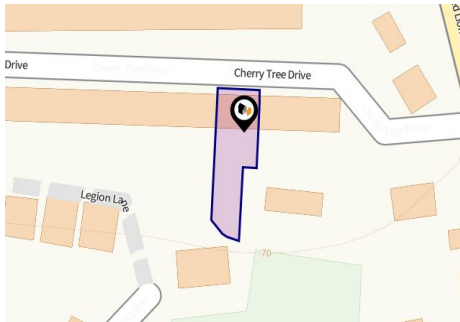
01752 456000

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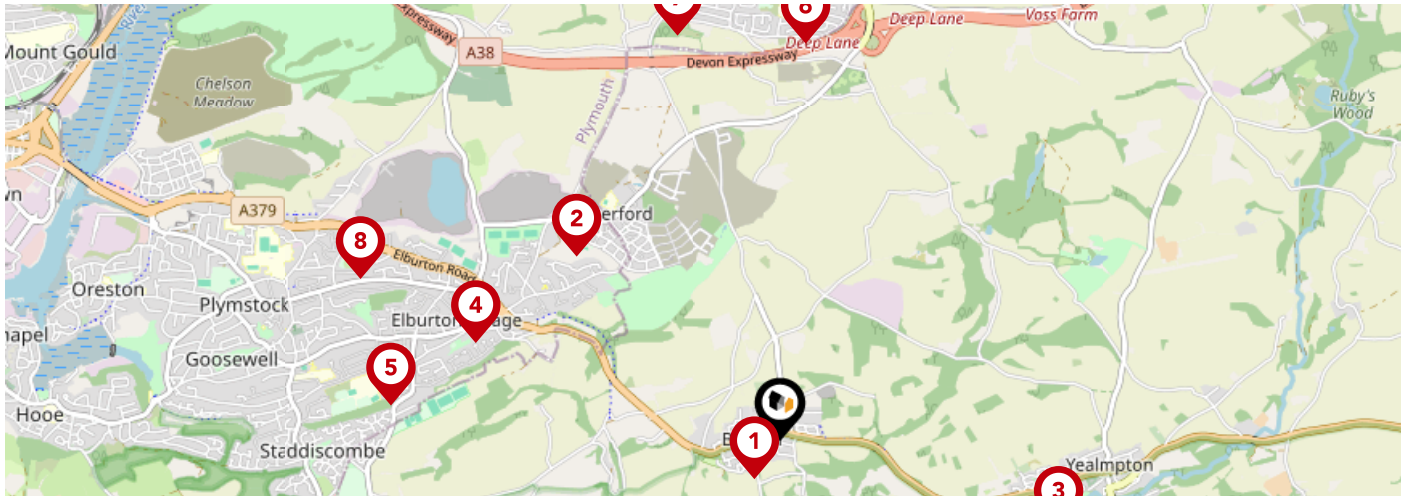


## Property

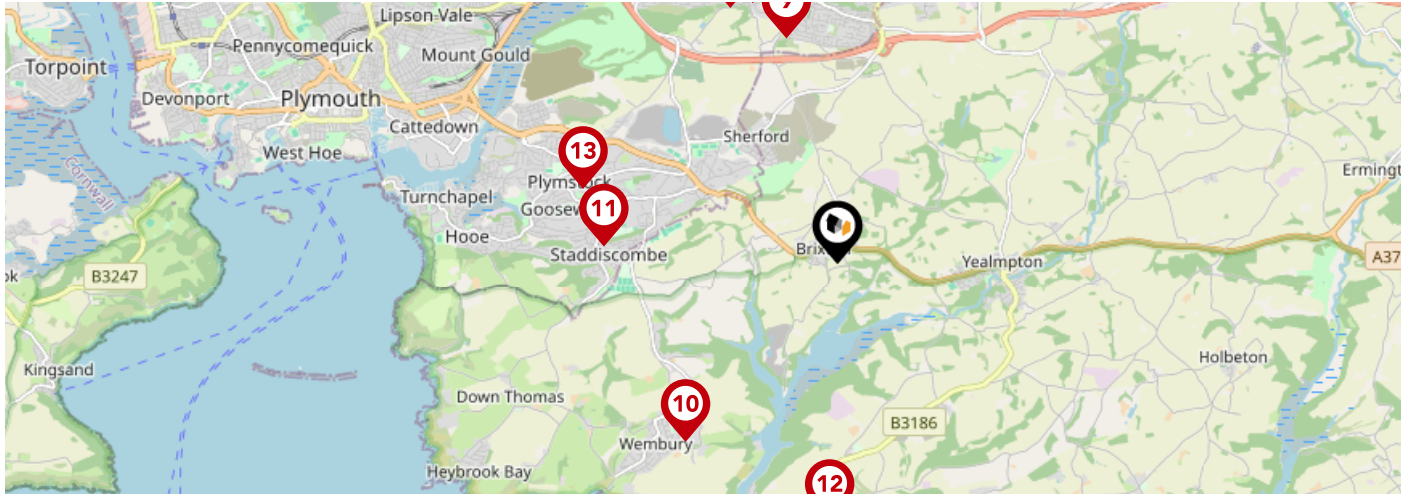
Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.14 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,372		
Title Number:	DN318019		

## Local Area

Local Authority:	Devon	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	7 mb/s	70 mb/s	- mb/s
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



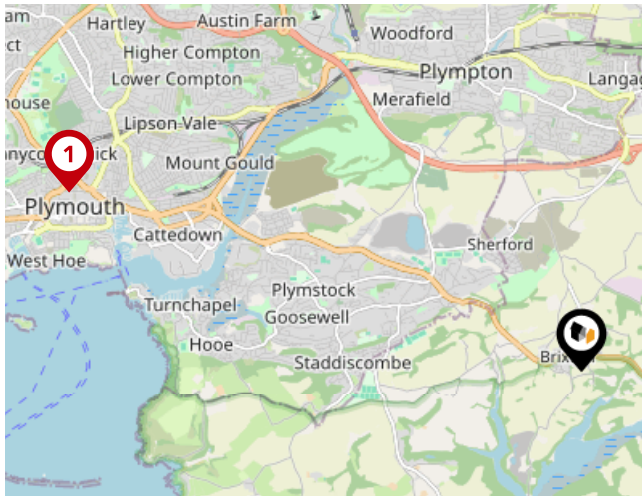
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Yealmpton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Yealmpstone Farm Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:2.13	<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>Longcause Community Special School</b> Ofsted Rating: Good   Pupils: 110   Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Newton Ferrers Church of England Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Chaddlewood Primary School</b> Ofsted Rating: Good   Pupils: 372   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Plympton Academy</b> Ofsted Rating: Requires improvement   Pupils: 1145   Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Old Priory Junior Academy</b> Ofsted Rating: Good   Pupils: 192   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

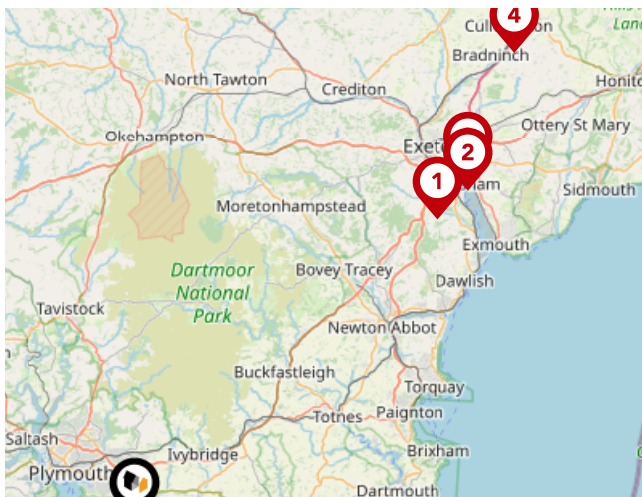


# Area Transport (National)



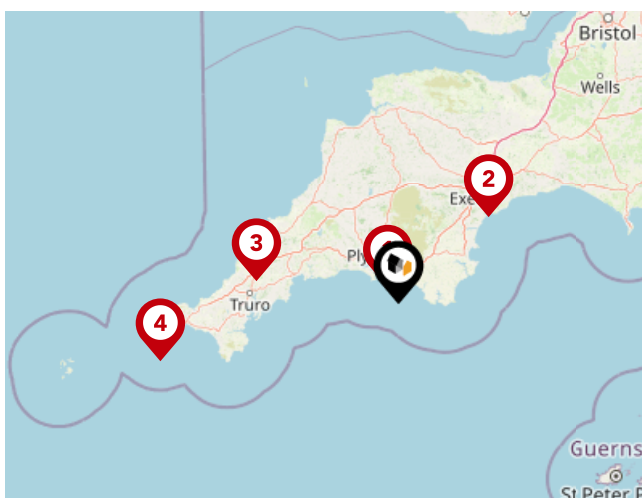
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	5.14 miles
2	Ivybridge Rail Station	6.34 miles
3	Devonport Rail Station	6.3 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.14 miles
2	M5 J30	35.3 miles
3	M5 J29	36.18 miles
4	M5 J28	45.27 miles

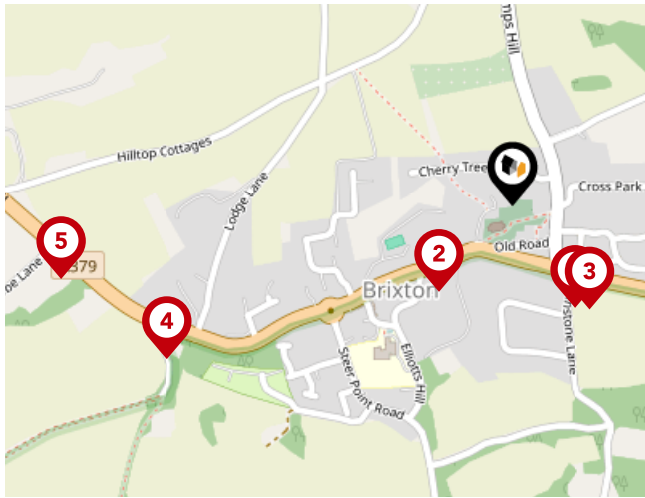


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.88 miles
2	Exeter Airport	37.69 miles
3	St Mawgan	43.33 miles
4	Joppa	74.35 miles

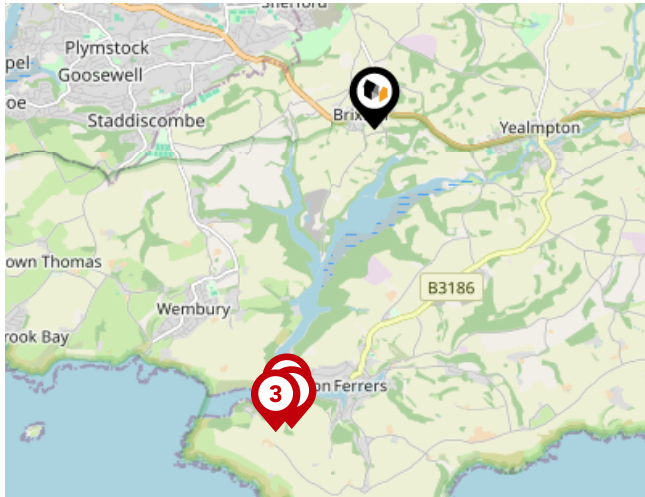
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Winstone Lane	0.14 miles
2	Elliots Hill	0.13 miles
3	Winstone Lane	0.15 miles
4	Sutherland Cottages	0.45 miles
5	Combe Lane	0.54 miles



### Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.83 miles
2	Noss Mayo Ferry Landing	2.94 miles
3	Warren Point Ferry Landing	3 miles

## Important - Please Read

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# Lang Town & Country

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