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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20<sup>th</sup> February 2025



**RENNEY ROAD, HEYBROOK BAY, PLYMOUTH, PL9**

## Lang Town & Country

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## Property

|                  |  |         |          |
|------------------|--|---------|----------|
| Type:            | Detached                                   | Tenure: | Freehold |
| Bedrooms:        | 3  |         |          |
| Floor Area:      | 1,119 ft <sup>2</sup> / 104 m <sup>2</sup> |         |          |
| Plot Area:       | 0.19 acres                                 |         |          |
| Year Built :     | 1900-1929                                  |         |          |
| Council Tax :    | Band E                                     |         |          |
| Annual Estimate: | £2,899                                     |         |          |
| Title Number:    | DN355382                                   |         |          |

## Local Area

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

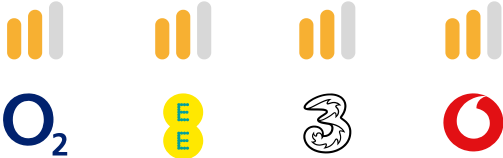
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|      |      |      |
|------|------|------|
| 6    | 80   | -    |
| mb/s | mb/s | mb/s |
|      |      |      |

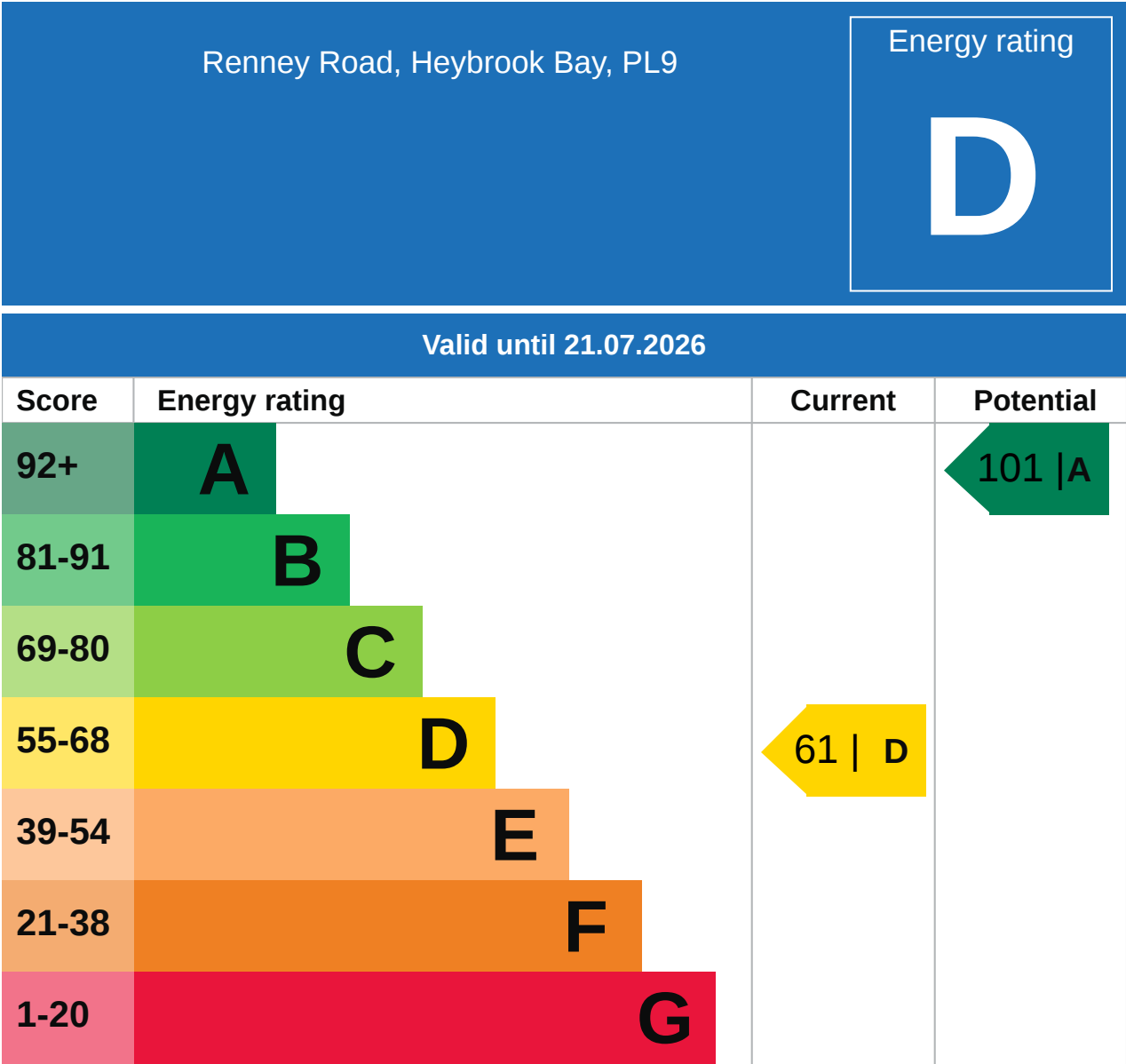
### Mobile Coverage:

(based on calls indoors)



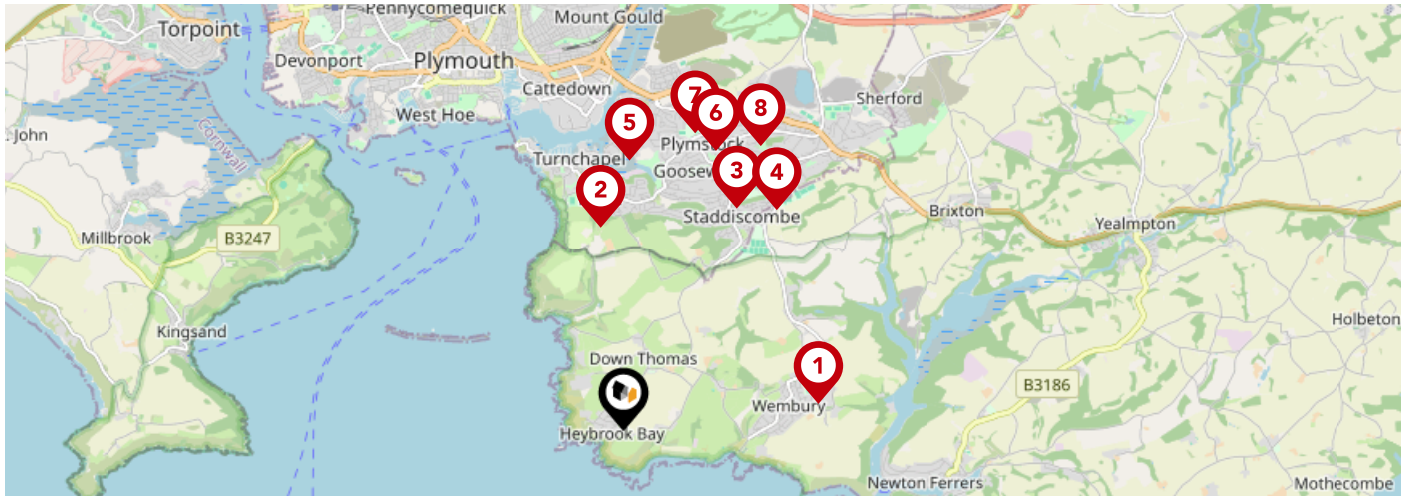
### Satellite/Fibre TV Availability:



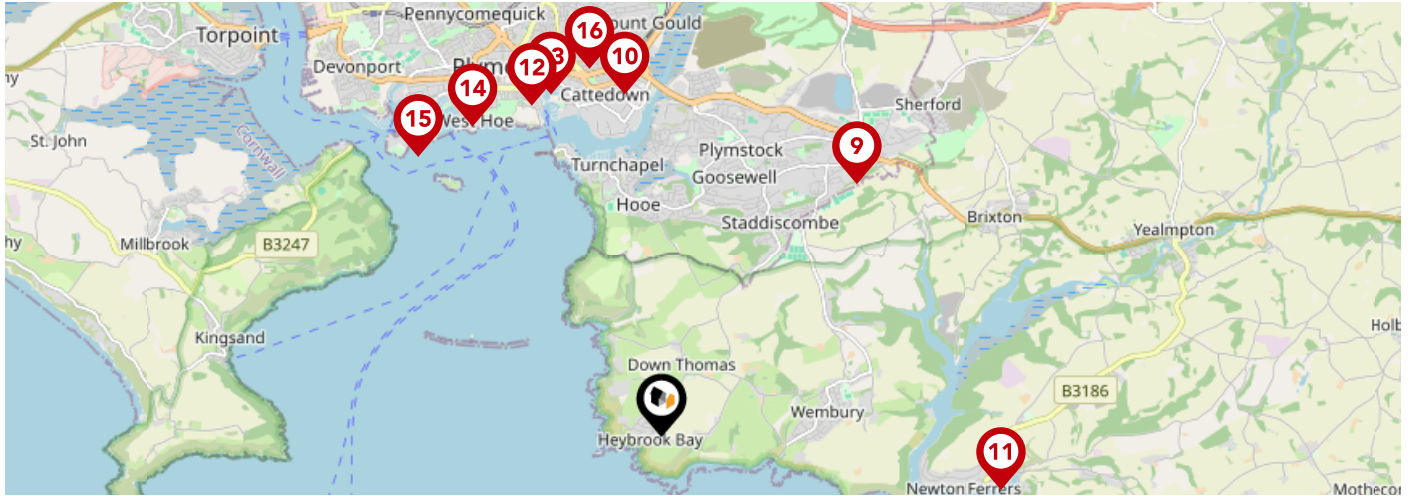


## Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Bungalow                                       |
| <b>Build Form:</b>                  | Detached                                       |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002  |
| <b>Previous Extension:</b>          | 2  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor   |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation                |
| <b>Roof Energy:</b>                 | Average  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in 75% of fixed outlets    |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 104 m <sup>2</sup>                             |



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Wembury Primary School</b><br>Ofsted Rating: Good   Pupils: 184   Distance:1.87       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hooe Primary Academy</b><br>Ofsted Rating: Good   Pupils: 212   Distance:1.94         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Goosewell Primary Academy</b><br>Ofsted Rating: Good   Pupils: 419   Distance:2.36    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Coombe Dean School</b><br>Ofsted Rating: Good   Pupils: 995   Distance:2.55           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Oreston Community Academy</b><br>Ofsted Rating: Good   Pupils: 419   Distance:2.56    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Plymstock School</b><br>Ofsted Rating: Good   Pupils: 1671   Distance:2.79            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Pomphlett Primary School</b><br>Ofsted Rating: Good   Pupils: 424   Distance:2.9      | <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><br>Ofsted Rating: Good   Pupils: 224   Distance:2.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

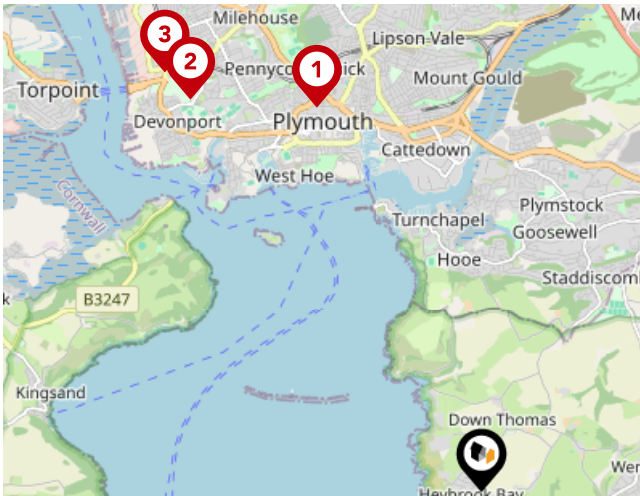


|           |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Elburton Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 465   Distance:3.02                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Prince Rock Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 408   Distance:3.25               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Newton Ferrers Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 125   Distance:3.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>ACE Schools Plymouth</b><br>Ofsted Rating: Good   Pupils: 233   Distance:3.36                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Holy Cross Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 306   Distance:3.4               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>St Andrew's Cof E VA Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:3.44             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>St George's CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 90   Distance:3.5                  | <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><br>Ofsted Rating: Good   Pupils: 381   Distance:3.54                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



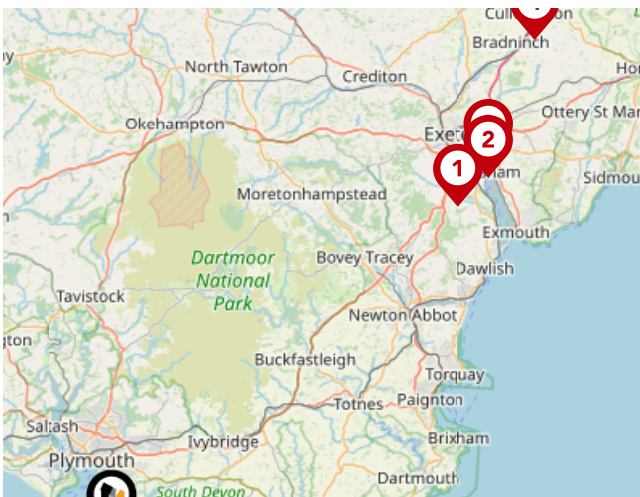
# Area

## Transport (National)



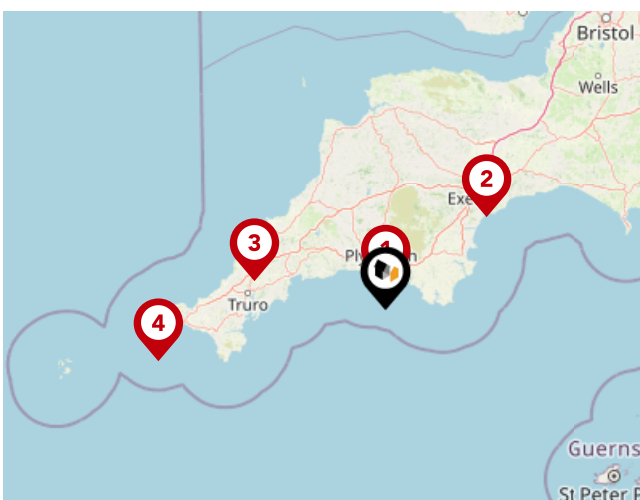
### National Rail Stations

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Plymouth Rail Station            | 3.95 miles |
| 2   | Devonport Rail Station           | 4.61 miles |
| 3   | Dockyard (Plymouth) Rail Station | 4.97 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J31 | 35.84 miles |
| 2   | M5 J30 | 39.01 miles |
| 3   | M5 J29 | 39.86 miles |
| 4   | M5 J28 | 48.85 miles |

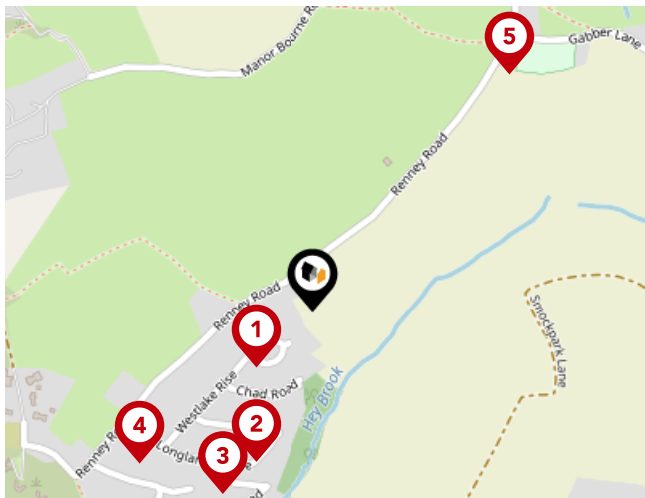


### Airports/Helipads

| Pin | Name           | Distance    |
|-----|----------------|-------------|
| 1   | Glenholt       | 6.74 miles  |
| 2   | Exeter Airport | 41.4 miles  |
| 3   | St Mawgan      | 40.45 miles |
| 4   | Joppa          | 70.71 miles |

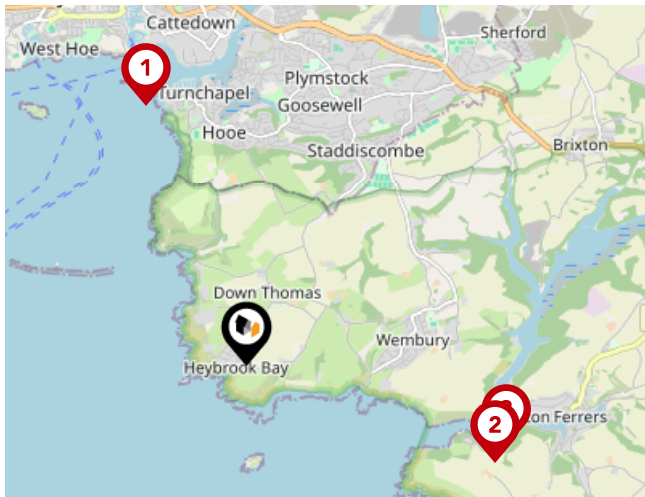
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                     | Distance   |
|-----|--------------------------|------------|
| 1   | Westlake Rise            | 0.09 miles |
| 2   | Westlake Rise            | 0.19 miles |
| 3   | Westlake Rise            | 0.24 miles |
| 4   | Longlands Drive Terminus | 0.27 miles |
| 5   | Silver Jubilee Hall      | 0.36 miles |



### Ferry Terminals

| Pin | Name                                | Distance   |
|-----|-------------------------------------|------------|
| 1   | Plymouth Mount Batten Ferry Landing | 2.62 miles |
| 2   | Warren Point Ferry Landing          | 2.53 miles |
| 3   | Newton Ferrers Ferry Landing        | 2.58 miles |



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