

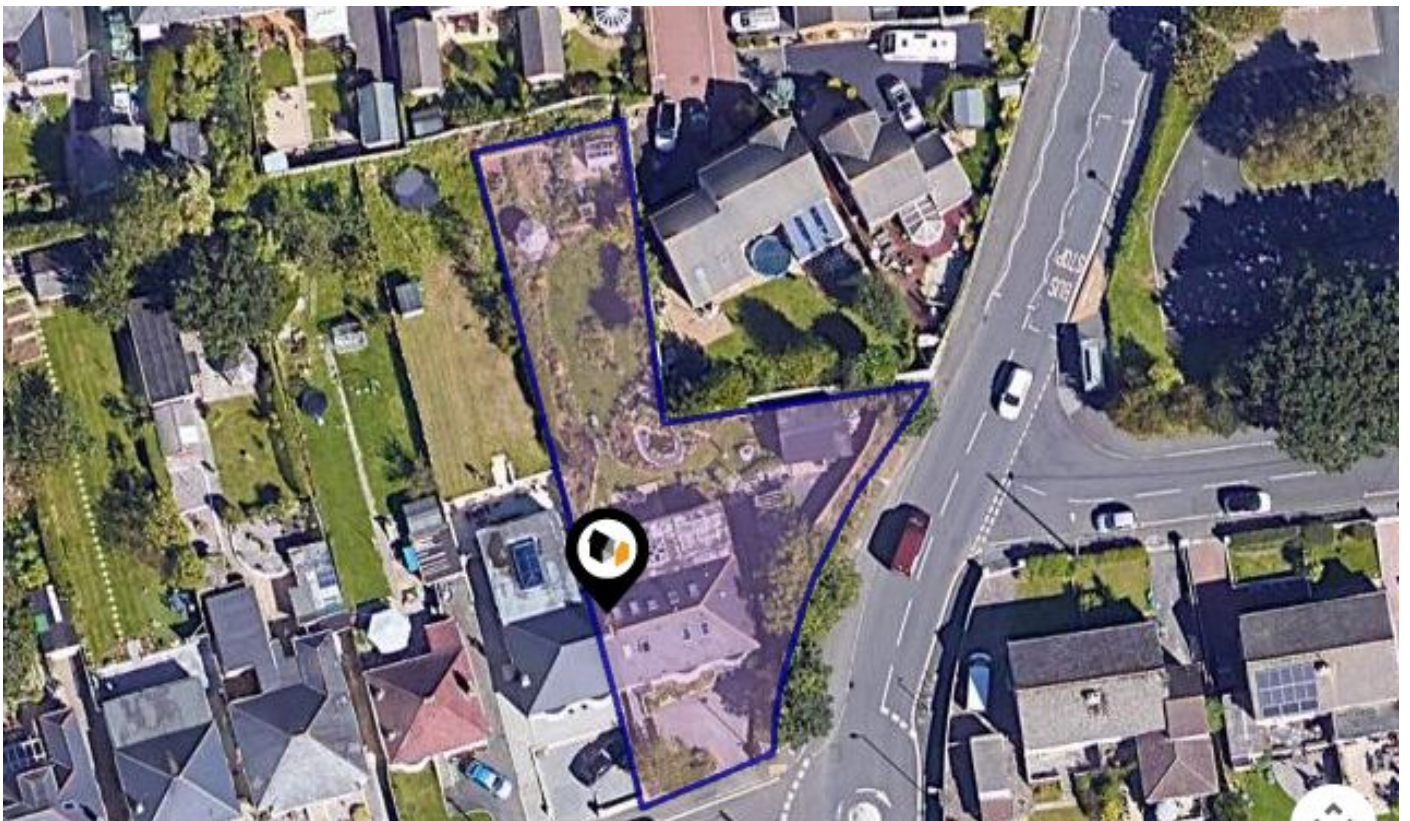


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th February 2025



2, STADDON PARK ROAD, PLYMOUTH, PL9 9HG

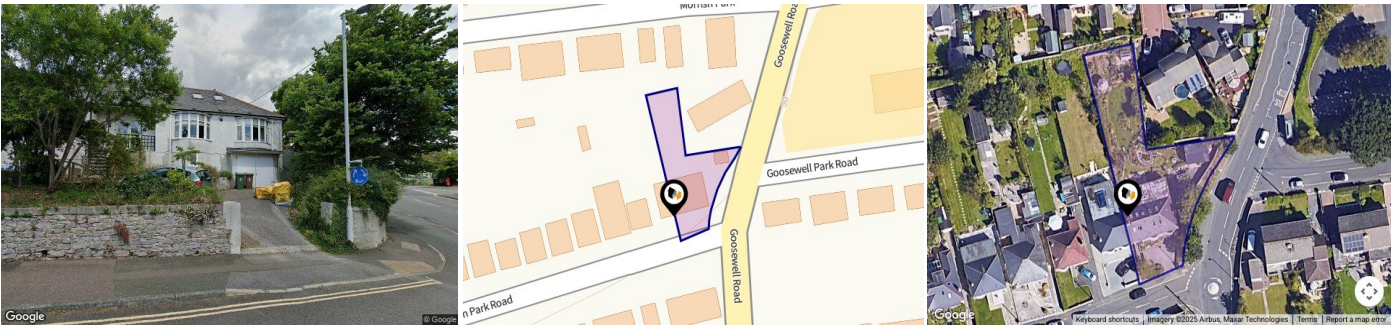
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com

Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	04/01/2006
Bedrooms:	4	Last Sold Price:	£275,000
Floor Area:	1,948 ft ² / 181 m ²	Last Sold £/ft ² :	£127
Plot Area:	0.24 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN32366		
UPRN:	100040490498		

Local Area

Local Authority:	City of plymouth	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	15	74	1000
		mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Property

EPC - Certificate

2 Staddon Park Road, PL9 9HG

Energy rating

C

Valid until 29.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	<div>70 c</div>	<div>79 c</div>
55-68	D		
39-54	E		
21-38	F		
1-20	G		

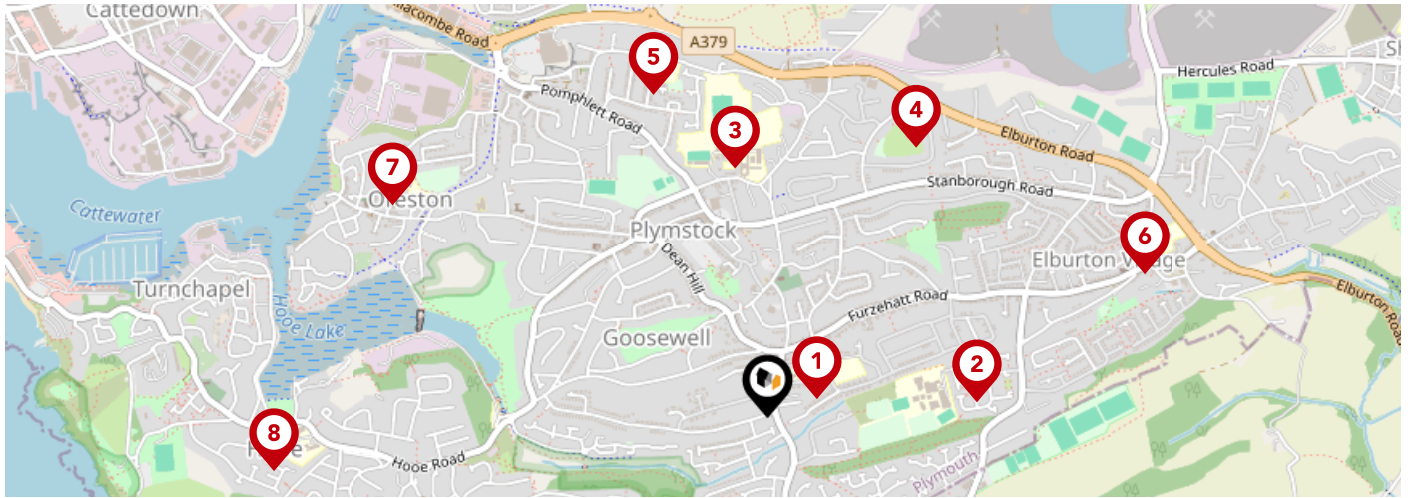
Property

EPC - Additional Data

Additional EPC Data

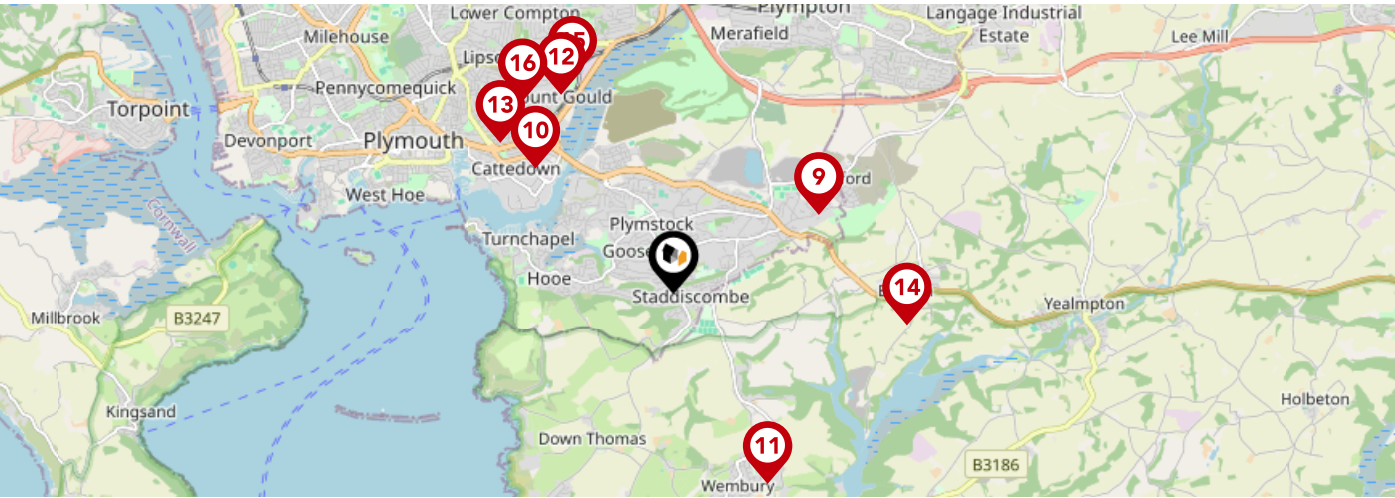
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	181 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

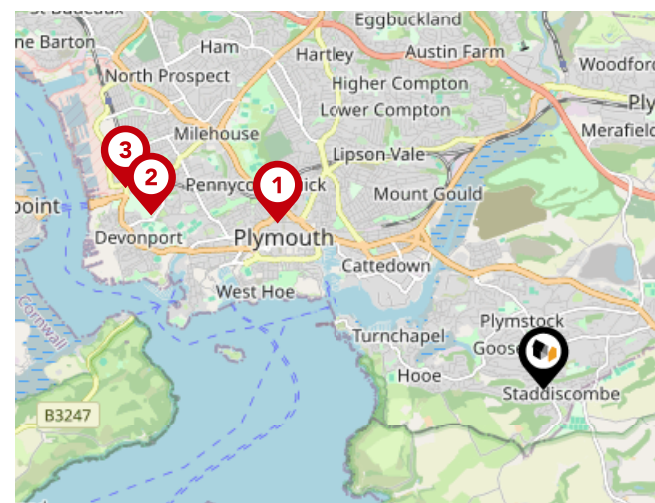
Area Schools



		Nursery	Primary	Secondary	College	Private
<div><div>9</div></div> <div>Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.57</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>10</div></div> <div>Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.76</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>11</div></div> <div>Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:2.02</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>12</div></div> <div>Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.15</div>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>13</div></div> <div>Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:2.17</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>14</div></div> <div>St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.24</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>15</div></div> <div>Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:2.24</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div><div>16</div></div> <div>Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:2.31</div>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

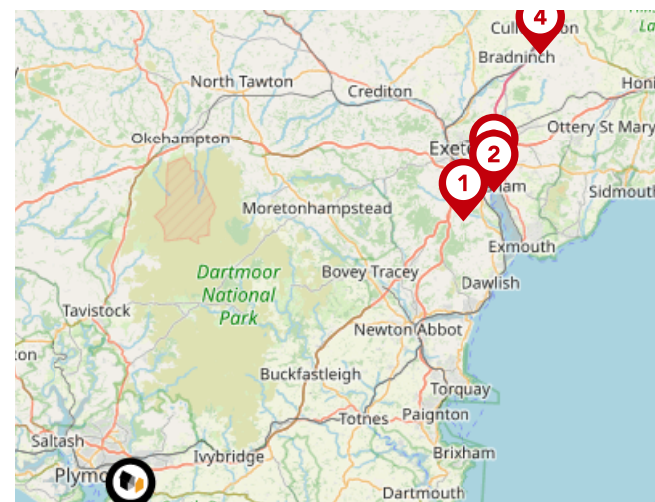
Area

Transport (National)



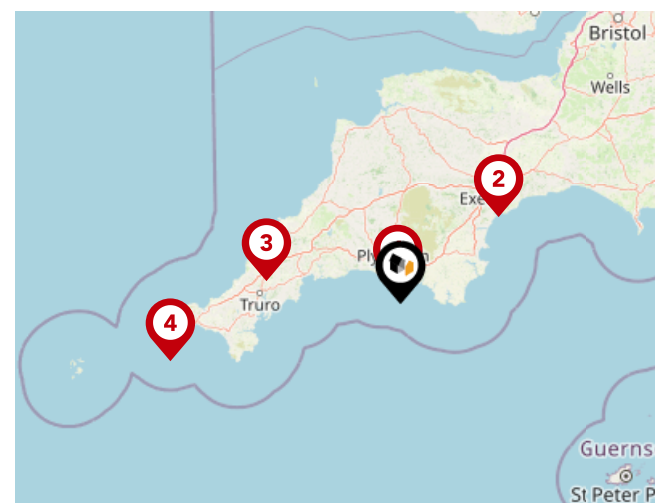
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.97 miles
2	Devonport Rail Station	4.06 miles
3	Dockyard (Plymouth) Rail Station	4.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.75 miles
2	M5 J30	36.91 miles
3	M5 J29	37.74 miles
4	M5 J28	46.68 miles

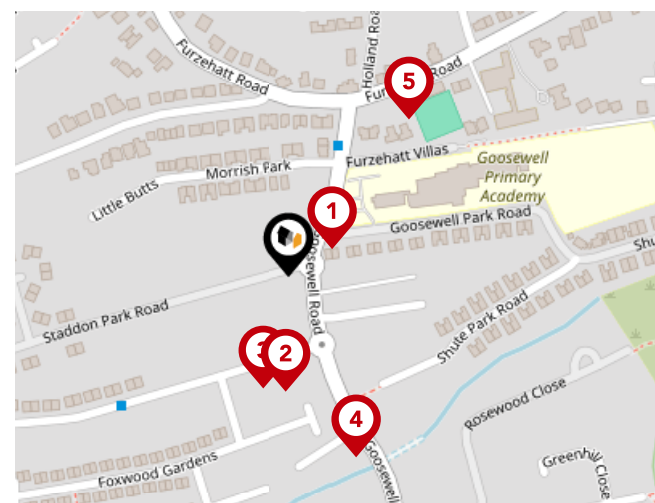


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.81 miles
2	Exeter Airport	39.32 miles
3	St Mawgan	41.01 miles
4	Joppa	72.1 miles

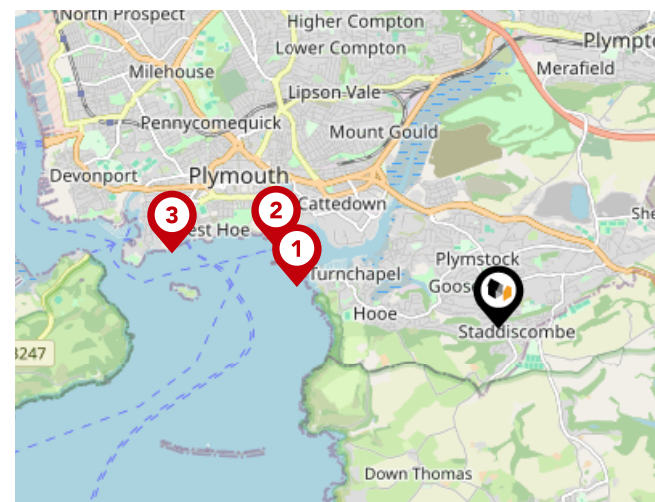
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Goosewell Primary	0.03 miles
2	Foxwood Gardens	0.07 miles
3	Foxwood Gardens	0.07 miles
4	Orchardton Terrace	0.11 miles
5	Plymstock Bowling Club	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.95 miles
2	Plymouth (Barbican) Landing Stage	2.23 miles
3	Plymouth Ferry Terminal	3.17 miles

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

6 Mannamead Road Plymouth Devon PL4
7AA
01752 256000
property@langtownandcountry.com
www.langtownandcountry.com

