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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th March 2025



HAWTHORN PARK ROAD, WEMBURY, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

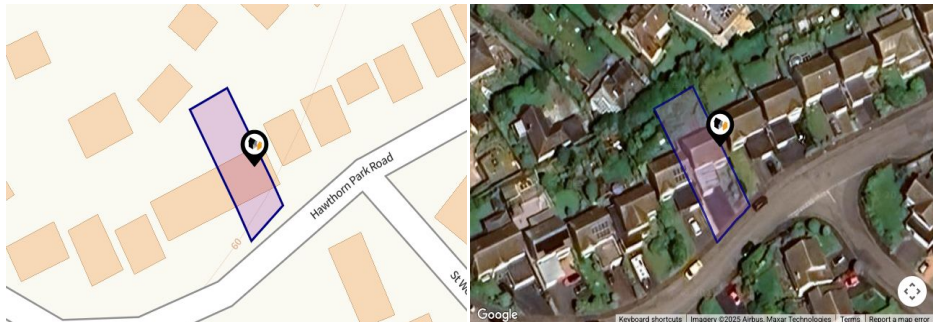
01752 456000

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street-view-image



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,313 ft ² / 122 m ²
Plot Area:	0.1 acres
Council Tax :	Band E
Annual Estimate:	£2,899
Title Number:	DN771471

Local Area

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

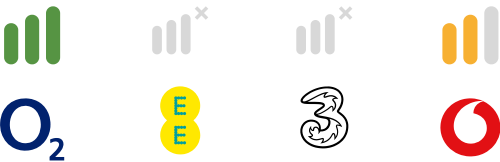
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

28	-
mb/s	mb/s

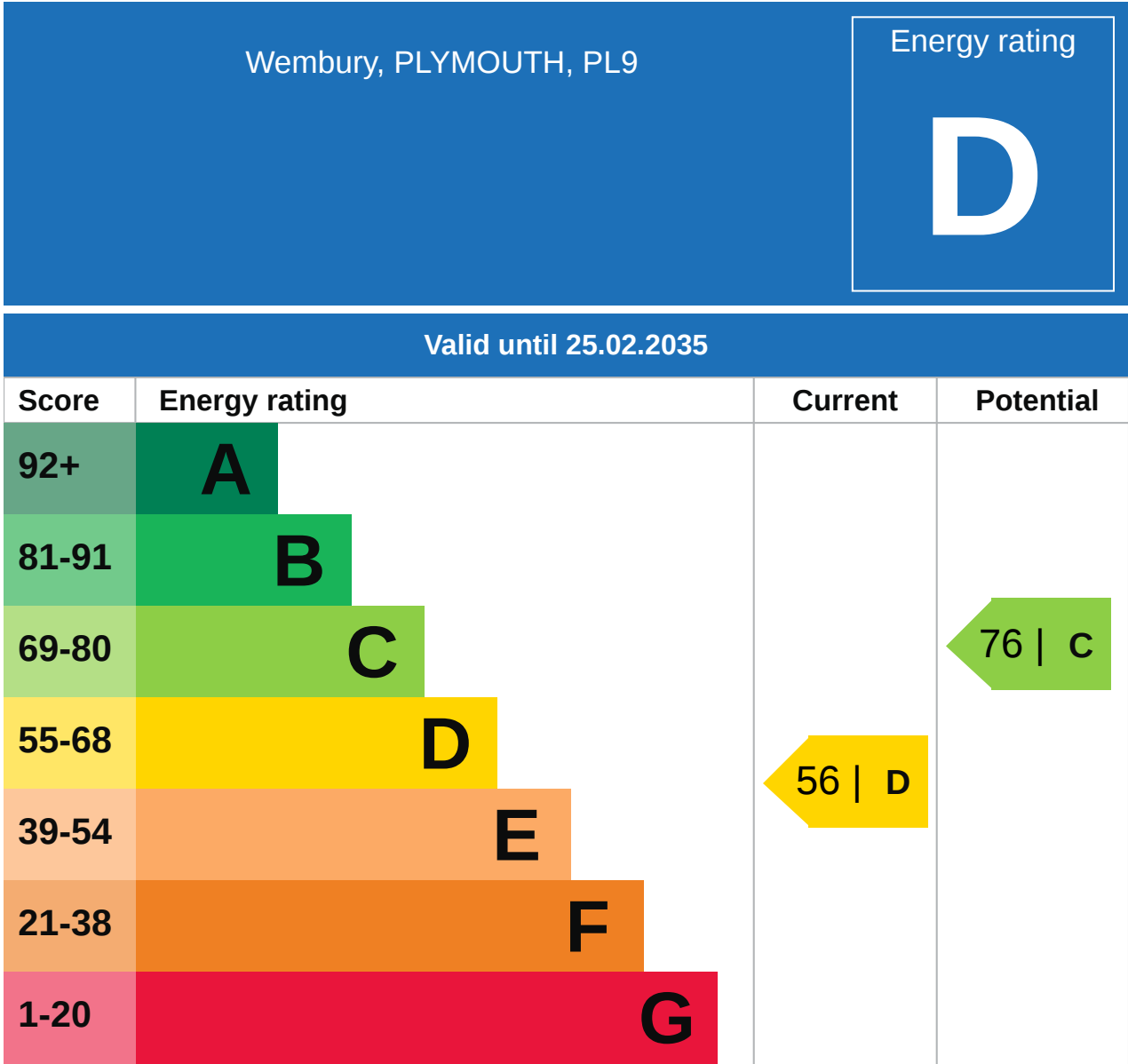
Mobile Coverage:

(based on calls indoors)



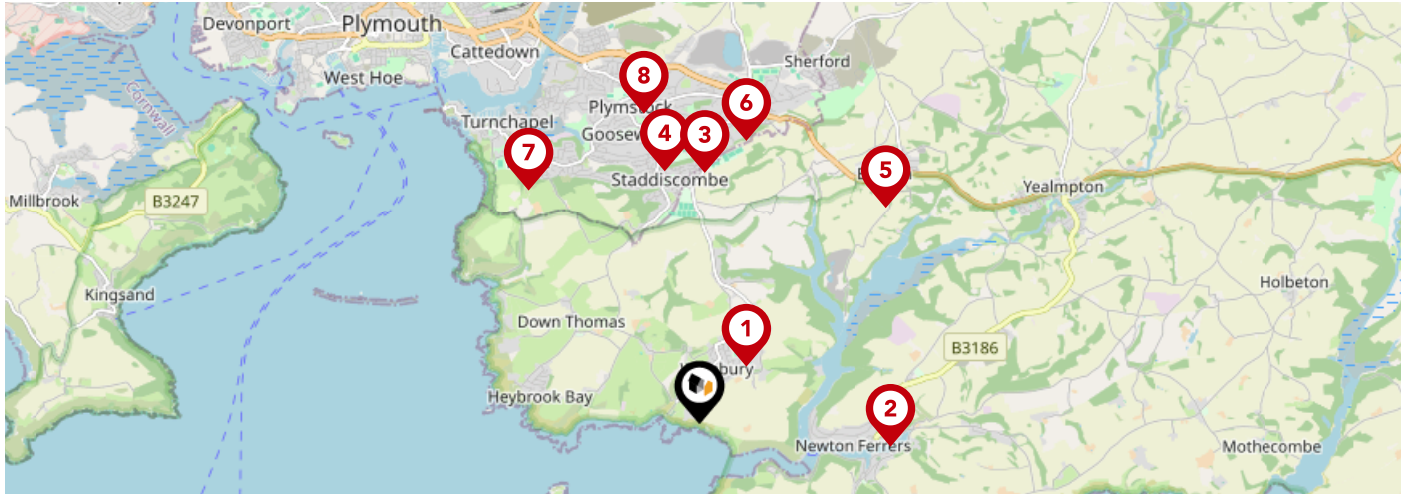
Satellite/Fibre TV Availability:



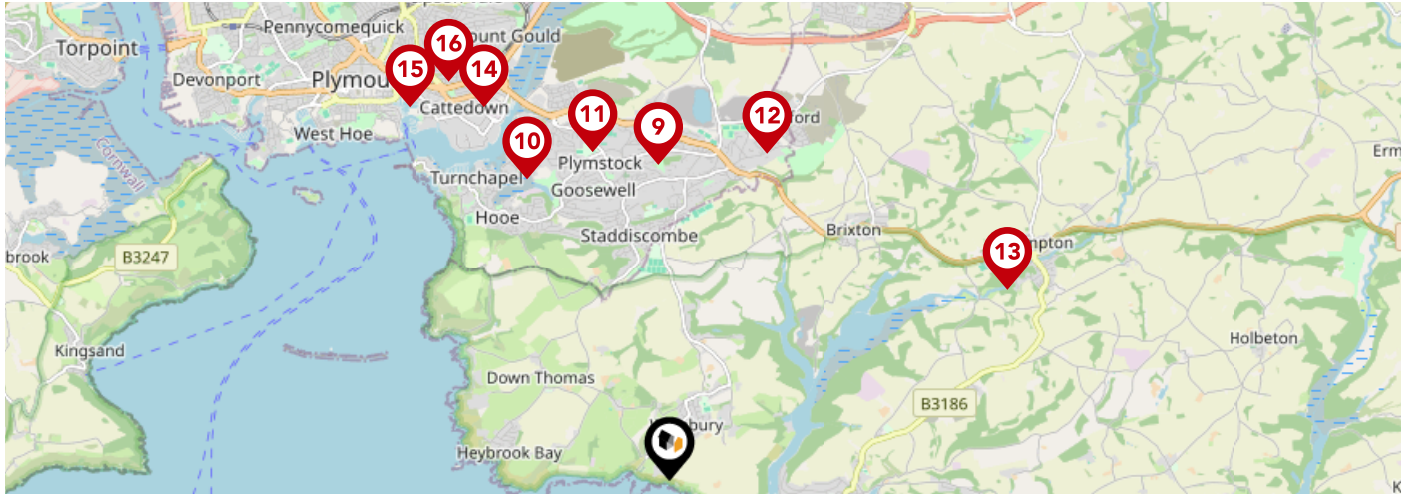










Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	122 m ²



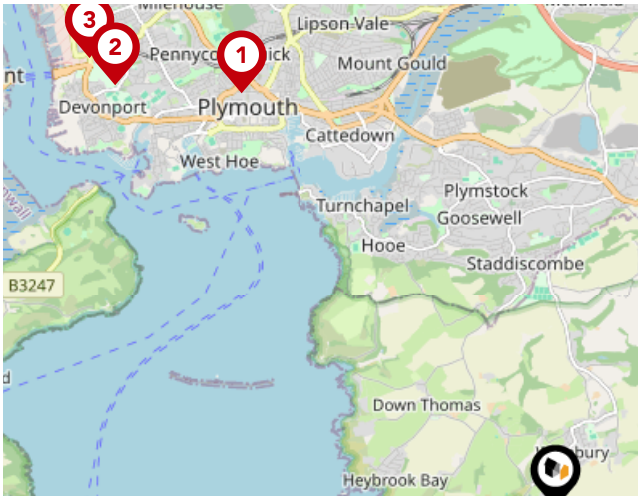
		Nursery	Primary	Secondary	College	Private
1	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.69	<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:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:2.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

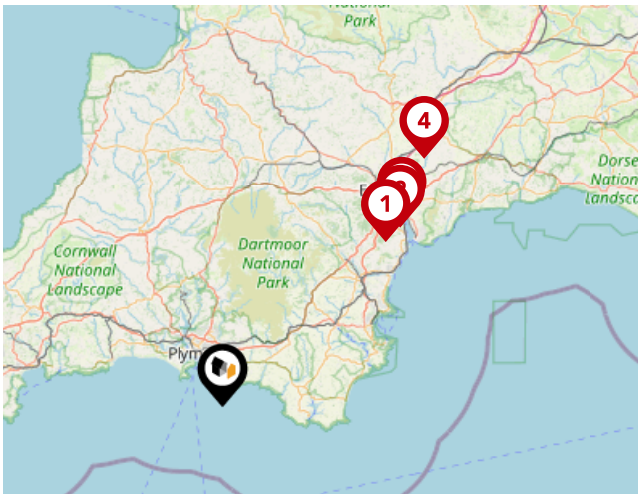
Area

Transport (National)



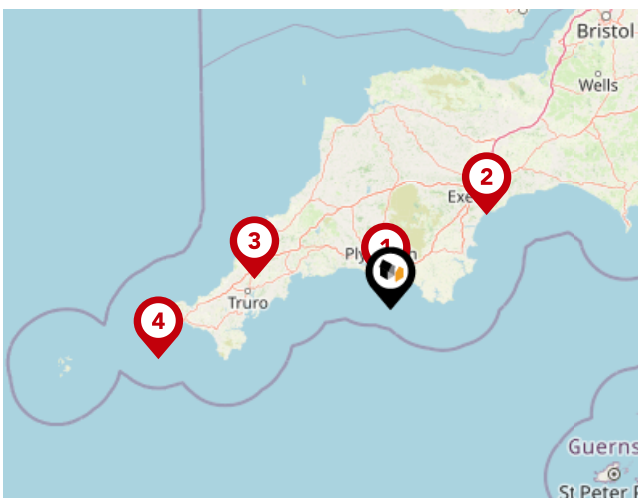
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.92 miles
2	Devonport Rail Station	5.78 miles
3	Dockyard (Plymouth) Rail Station	6.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.04 miles
2	M5 J30	38.2 miles
3	M5 J29	39.08 miles
4	M5 J28	48.17 miles

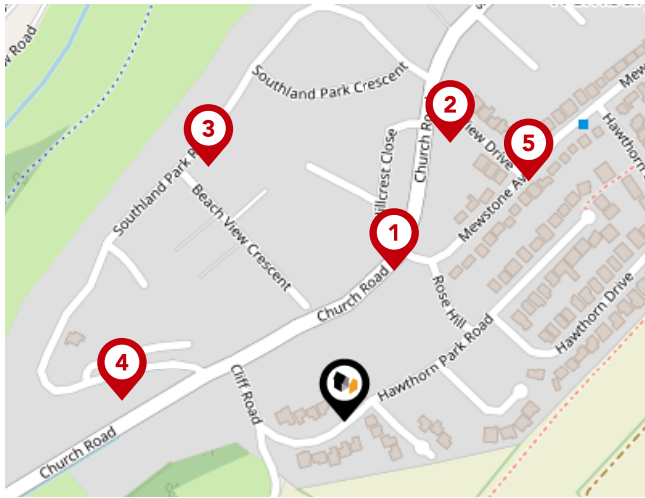


Airports/Helipads

Pin	Name	Distance
1	Glenholt	7.19 miles
2	Exeter Airport	40.58 miles
3	St Mawgan	41.9 miles
4	Joppa	72.04 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mewstone Avenue Bottom	0.09 miles
2	Sea View Drive	0.18 miles
3	Southland Park Road	0.17 miles
4	Southland Park Terminus	0.13 miles
5	Hawthorn Drive	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Warren Point Ferry Landing	1.13 miles
2	Newton Ferrers Ferry Landing	1.15 miles
3	Noss Mayo Ferry Landing	1.25 miles

Important - Please Read

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Lang Town & Country

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