

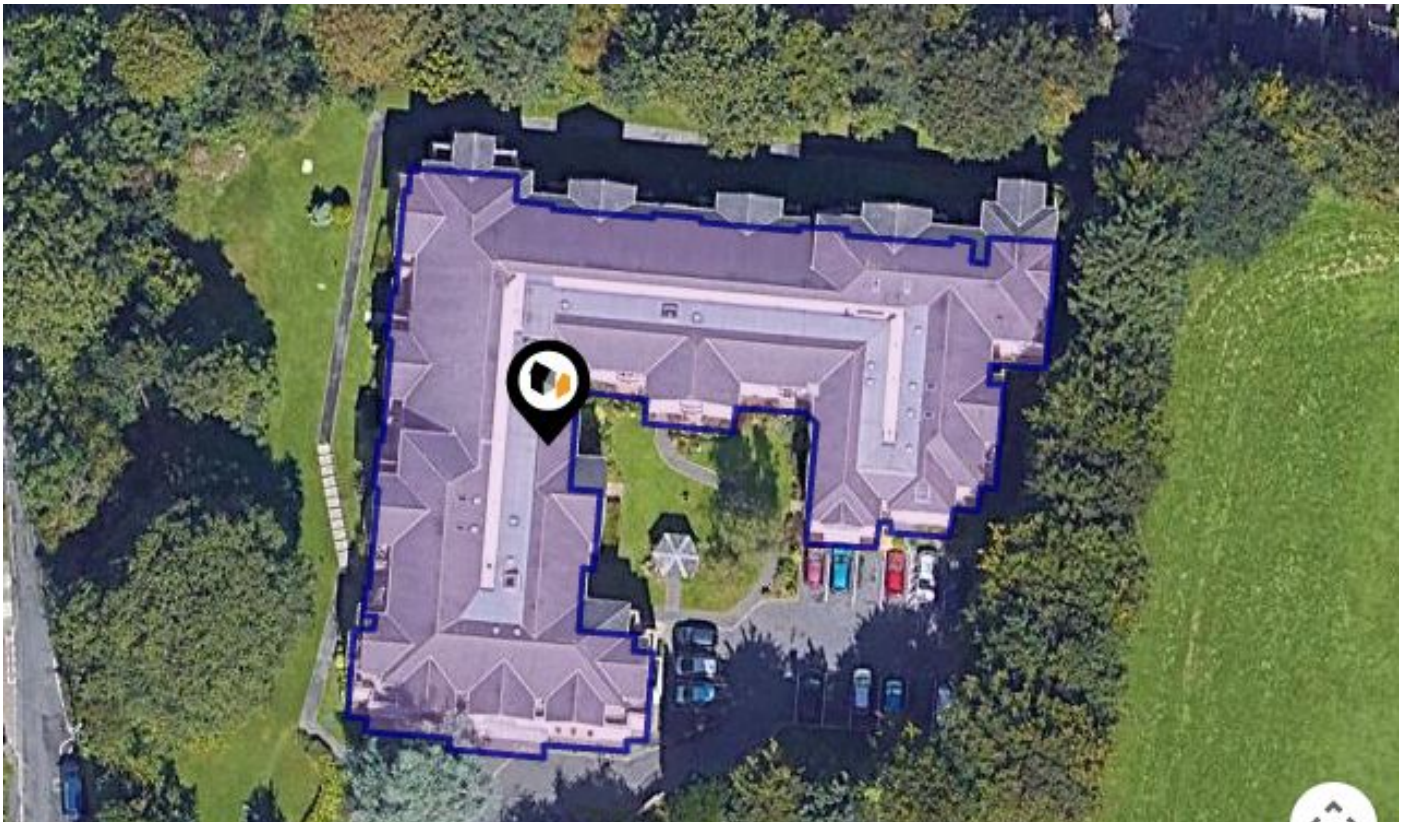


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th February 2025



FLAT 40, 31, STATION ROAD, PLYMPTON, PLYMOUTH, PL7 2FR

6 Mannamead Road Plymouth Devon PL4 7AA

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	14/09/2023
Bedrooms:	2	Last Sold Price:	£260,000
Floor Area:	979 ft ² / 91 m ²	Last Sold £/ft²:	£265
Plot Area:	0.43 acres	Tenure:	Leasehold
Year Built :	2007-2011	Start Date:	28/04/2008
Council Tax :	Band D	End Date:	01/11/2132
Annual Estimate:	£2,215	Lease Term:	125 years from 1 November 2007
Title Number:	DN570547	Term Remaining:	107 years
UPRN:	10070766610		

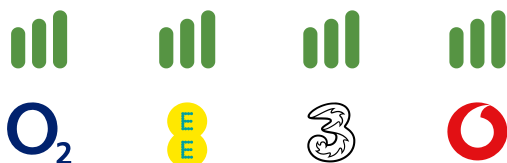
Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property

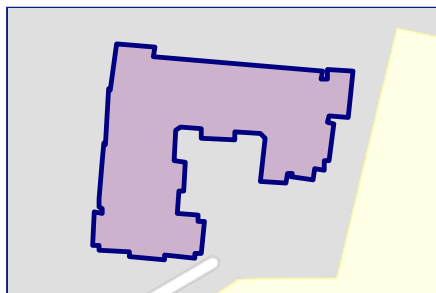
Multiple Title Plans

Freehold Title Plan



DN529900

Leasehold Title Plan



DN570547

Start Date:	28/04/2008
End Date:	01/11/2132
Lease Term:	125 years from 1 November 2007
Term Remaining:	107 years

Property EPC - Certificate

Flat 40, 31 Station Road, Plympton, PL7 2FR

Energy rating

B

Valid until 12.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

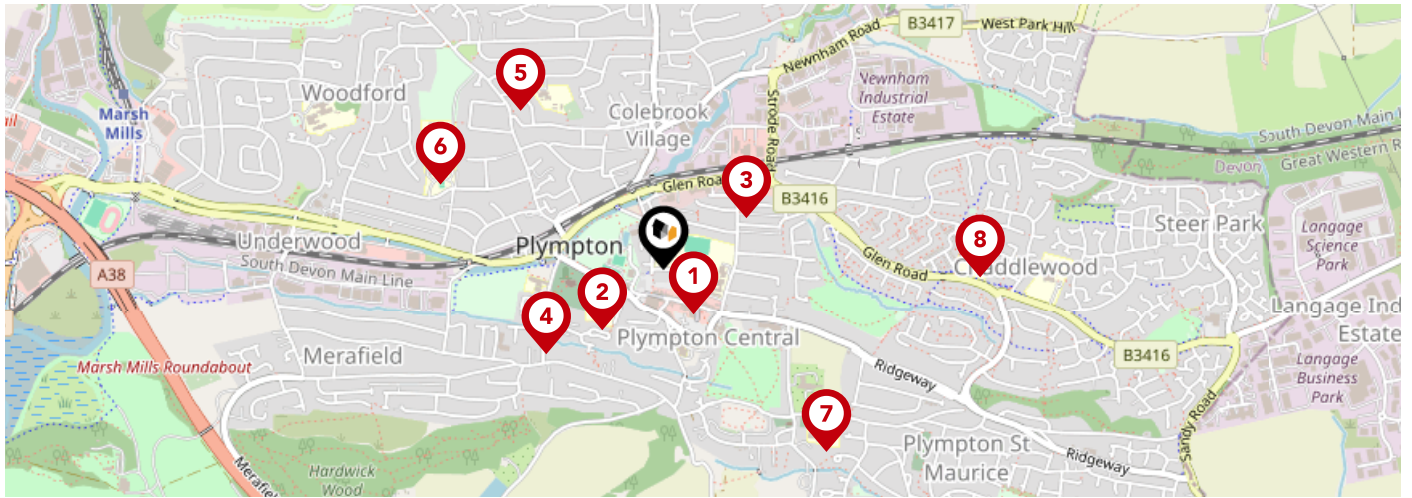
Property

EPC - Additional Data

Additional EPC Data

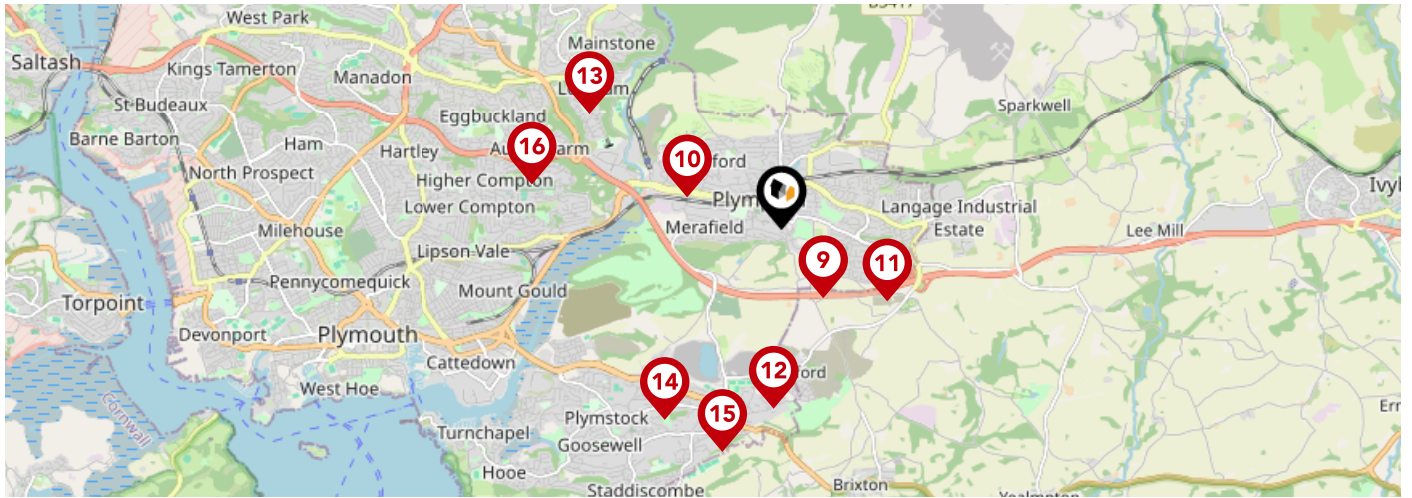
Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	No system present: electric immersion assumed
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	91 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Boringdon Primary School Ofsted Rating: Good Pupils: 394 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hele's School Ofsted Rating: Good Pupils: 1386 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

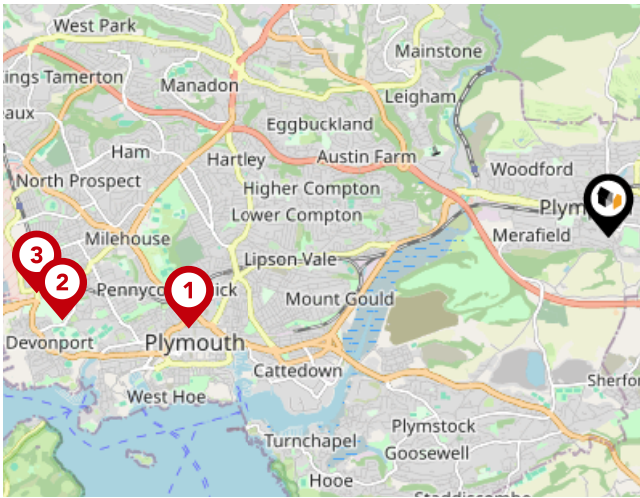
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Woodford Primary School Ofsted Rating: Good Pupils: 402 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Leigham Primary School Ofsted Rating: Good Pupils: 399 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

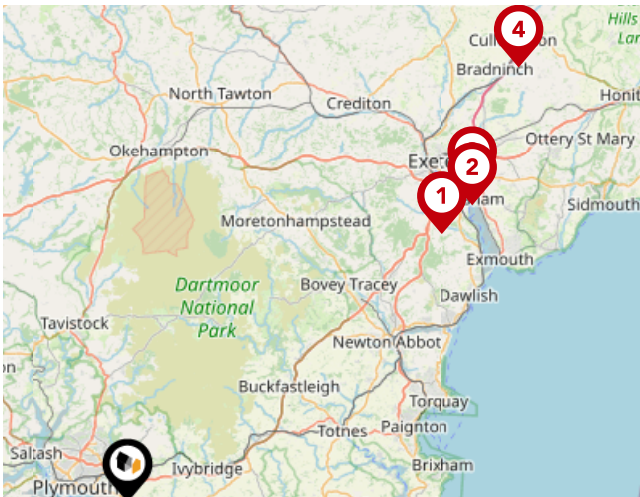
Area

Transport (National)



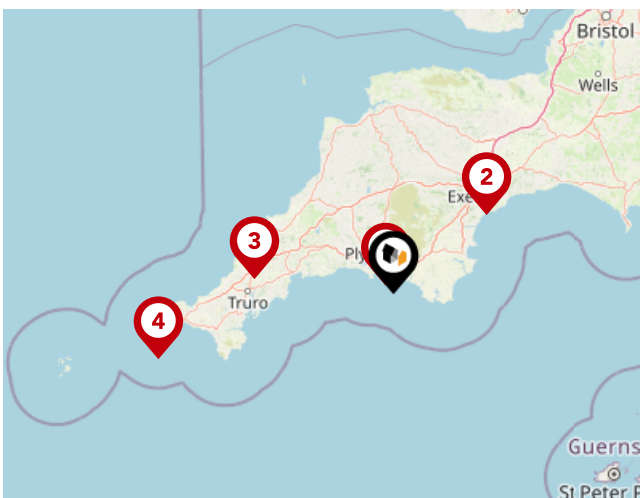
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.07 miles
2	Devonport Rail Station	5.23 miles
3	Dockyard (Plymouth) Rail Station	5.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	31.03 miles
2	M5 J30	34.19 miles
3	M5 J29	35 miles
4	M5 J28	43.87 miles

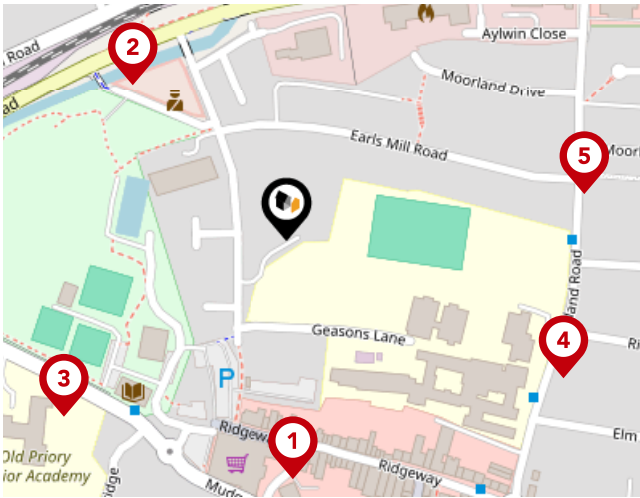


Airports/Helipads

Pin	Name	Distance
1	Glenholt	3.35 miles
2	Exeter Airport	36.6 miles
3	St Mawgan	42.13 miles
4	Joppa	74.12 miles

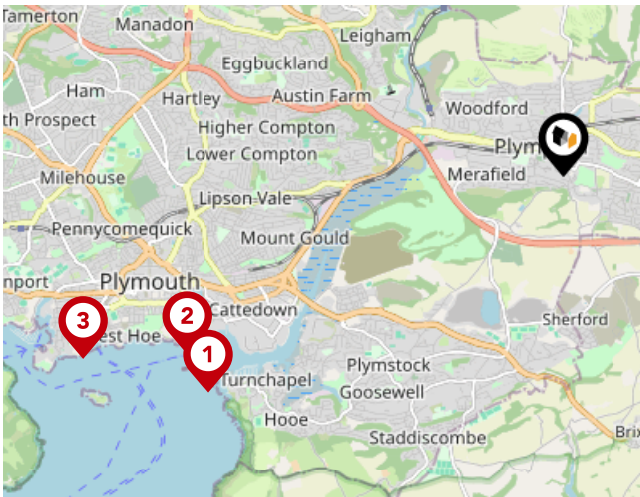
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ridgeway West	0.14 miles
2	Tory Brook	0.13 miles
3	Old Priory Junior School	0.17 miles
4	Ridgeway School	0.18 miles
5	Moorland Avenue	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	3.94 miles
2	Plymouth (Barbican) Landing Stage	3.94 miles
3	Plymouth Ferry Terminal	4.88 miles

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