

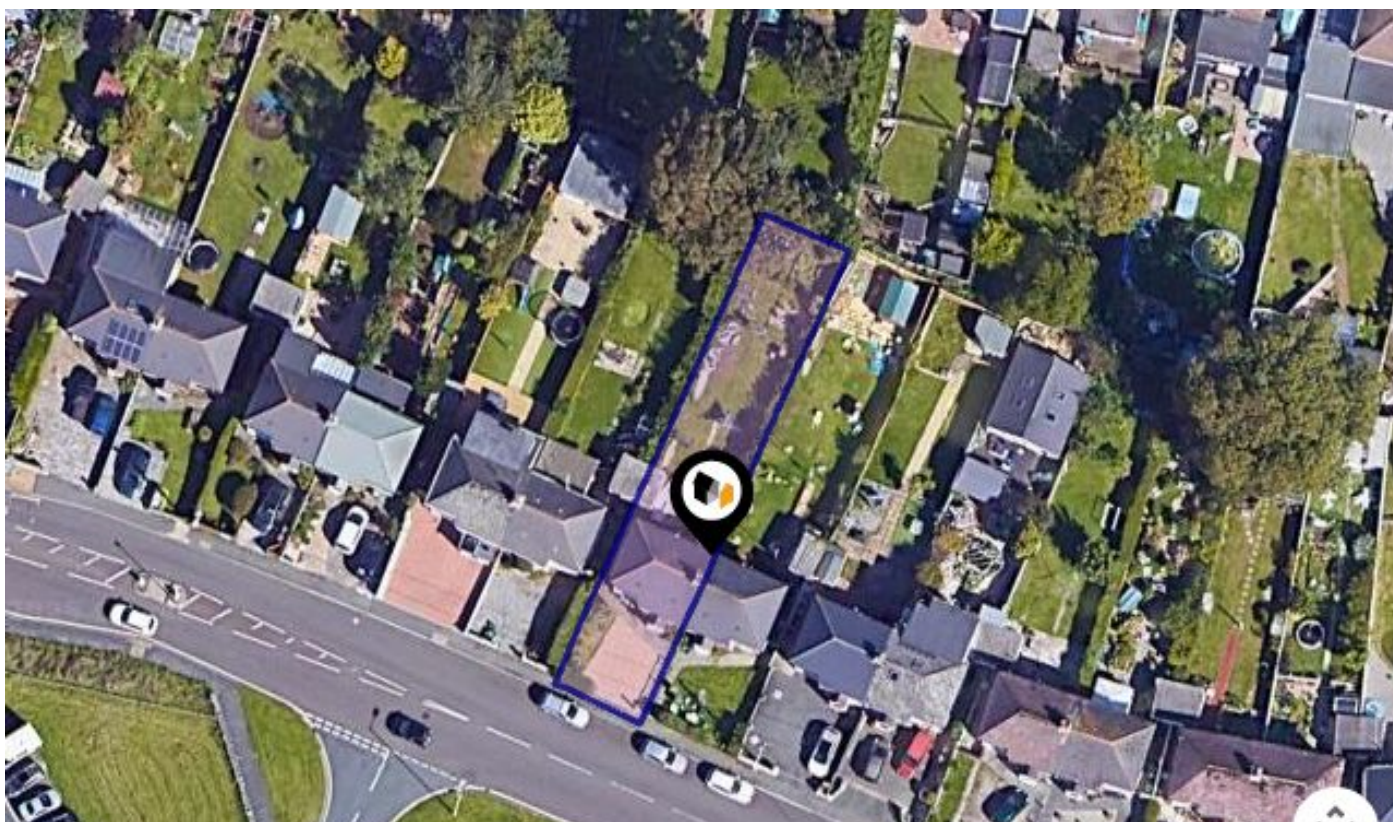


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th March 2025



HOOE ROAD, PLYMOUTH, PL9

Lang Town & Country

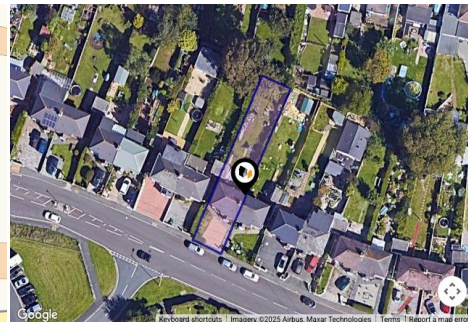
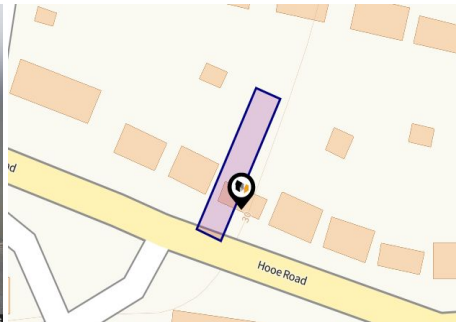
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,723
Title Number:	DN268591

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

11
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

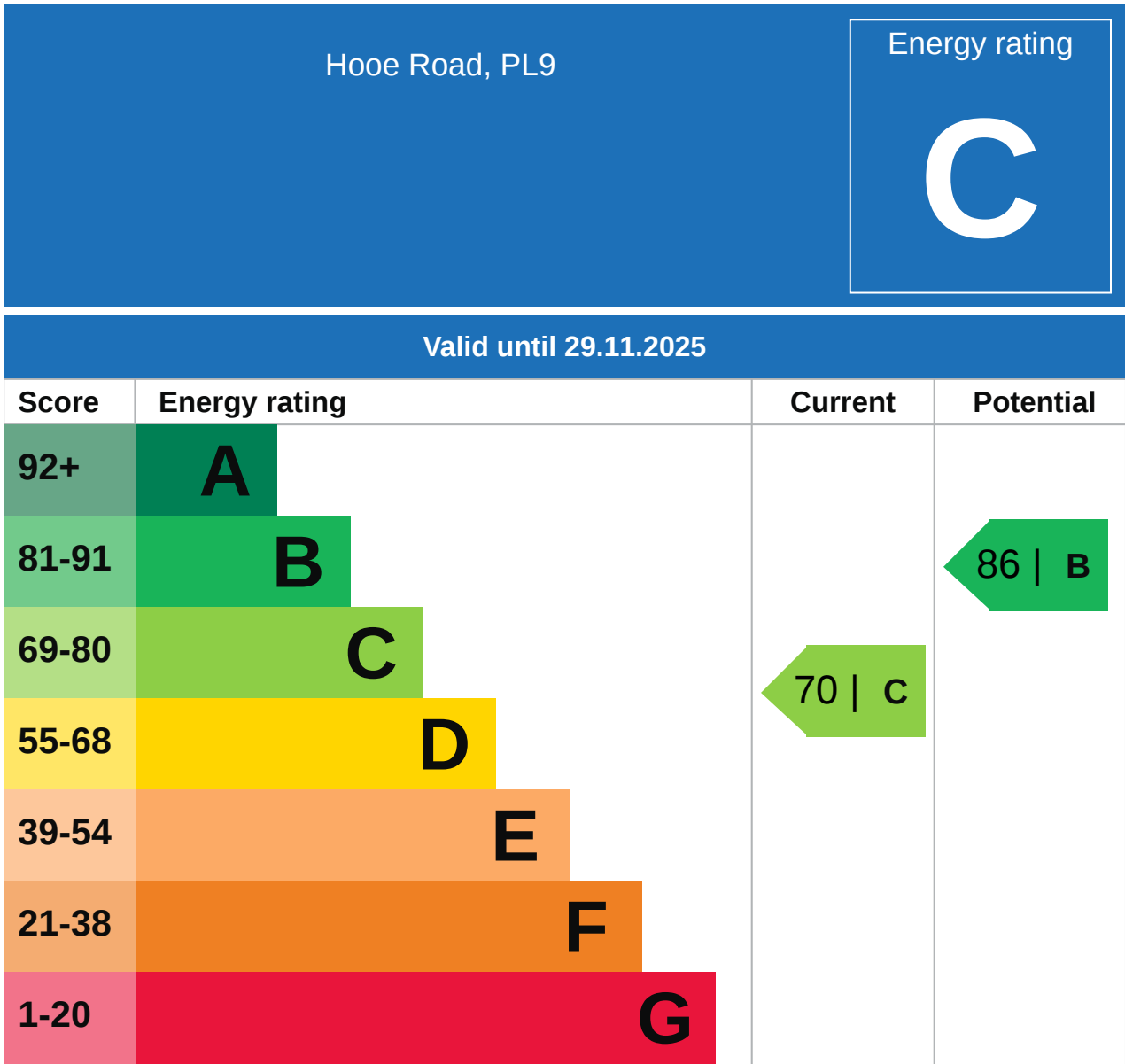
This Address



Planning records for: *Hooe Road, Plymouth, PL9*

Reference - 24/00917/FUL	
Decision:	Decided
Date:	18th July 2024
Description:	Proposed driveway and off road parking for one vehicle

Reference - 23/01755/FUL	
Decision:	Decided
Date:	17th December 2023
Description:	Lowering of kerb to create vehicle crossing



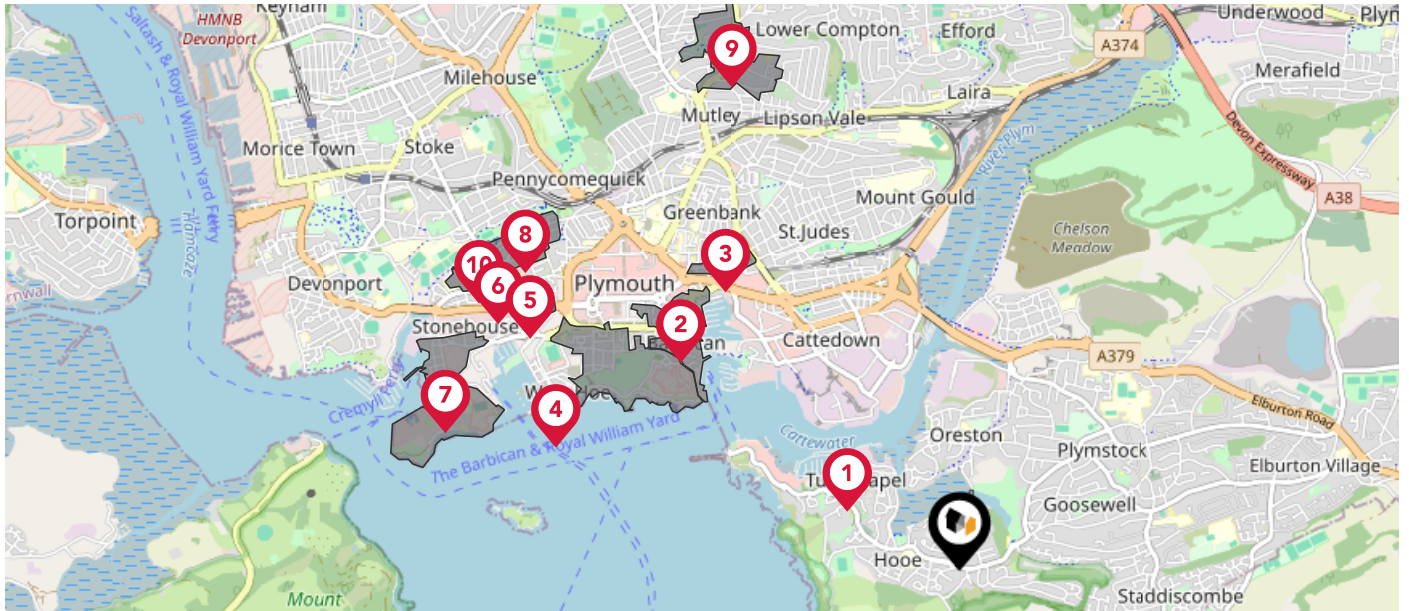
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	67 m ²

Maps

Conservation Areas

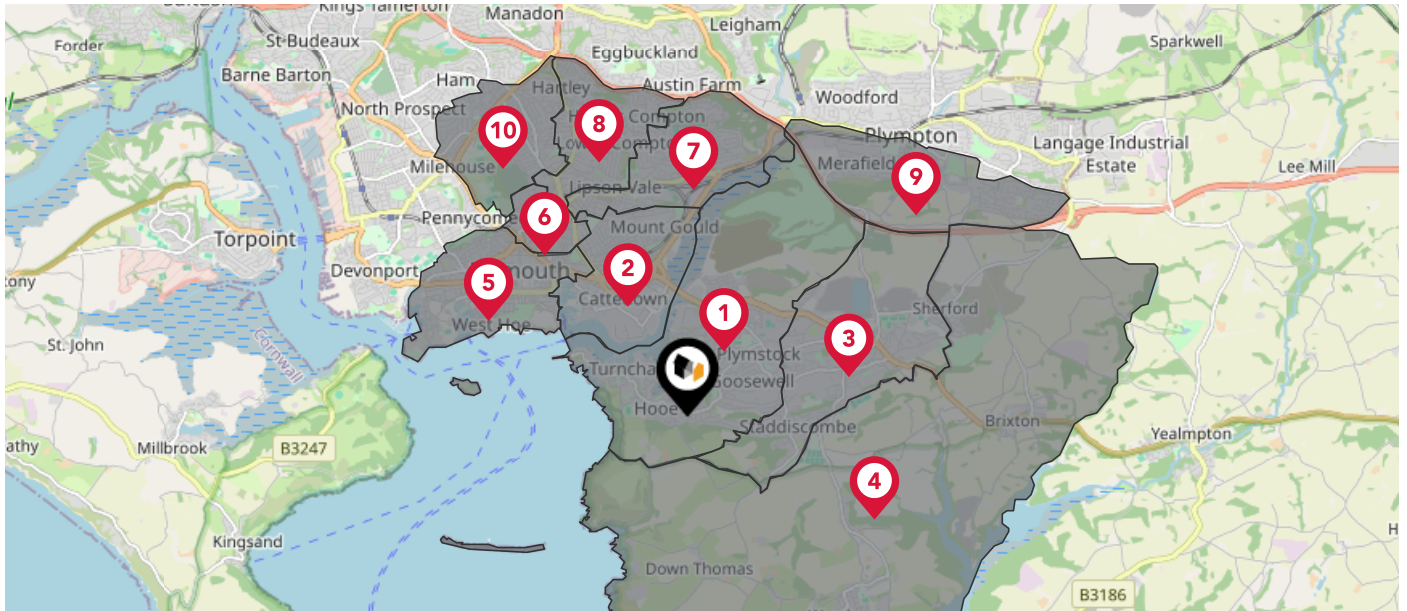
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Turnchapel
- 2 Barbican (Plymouth, City of (Ua))
- 3 Ebrington Street
- 4 The Hoe
- 5 Union Street (Plymouth, City of (Ua))
- 6 Adelaide Street / Clarence Place
- 7 Stonehouse Peninsula
- 8 North Stonehouse
- 9 MANNAMEAD
- 10 Royal Naval Hospital

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

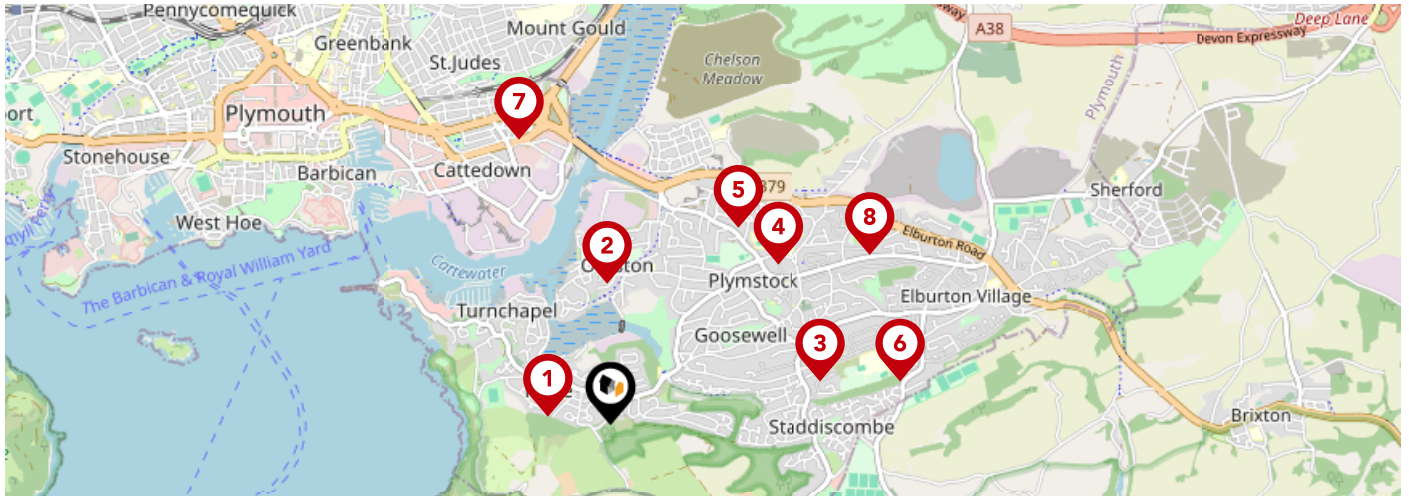
- 1 Plymouth Radford Ward
- 2 Sutton and Mount Gould Ward
- 3 Plymstock Dunstone Ward
- 4 Wembury & Brixton Ward
- 5 St. Peter and the Waterfront Ward
- 6 Drake Ward
- 7 Efford and Lipson Ward
- 8 Compton Ward
- 9 Plympton Erle Ward
- 10 Peverell Ward

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill
2	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill
3	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill
4	Sevenside Waste Paper-Wallsend Industrial Estate, Cattedown, Plymouth, Devon	Historic Landfill
5	Cattledown Road-Cattledown, Plymouth	Historic Landfill
6	MacAdam Road-Cattledown, Plymouth	Historic Landfill
7	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill
8	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill
9	Cattledown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill
10	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill

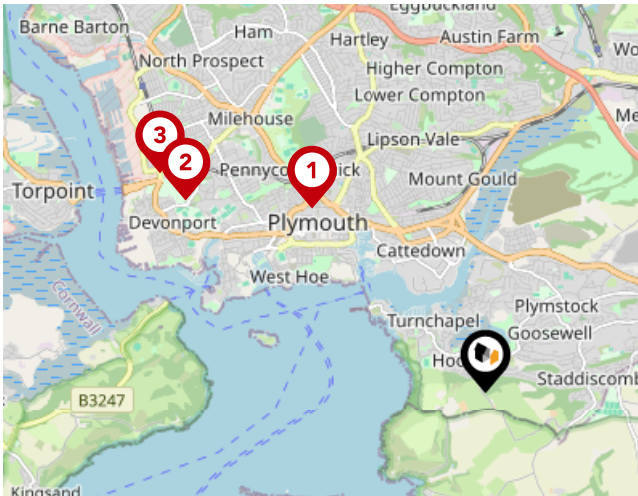


		Nursery	Primary	Secondary	College	Private
1	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Goosewell Primary 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"/>
4	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



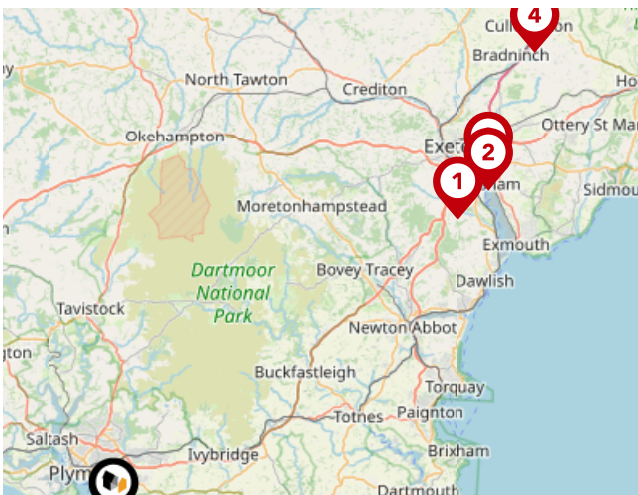
		Nursery	Primary	Secondary	College	Private
9	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



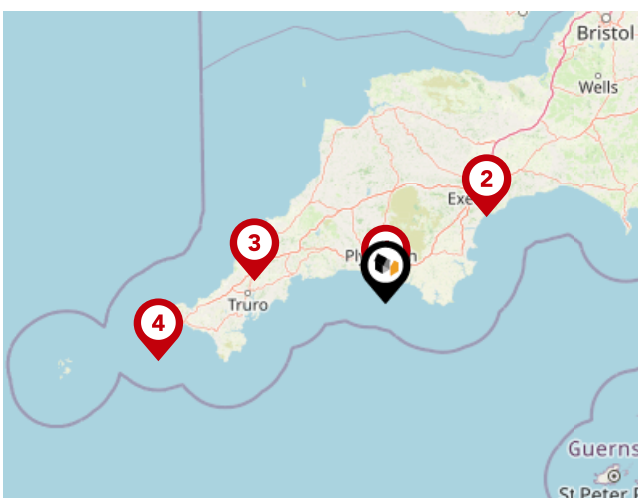
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.39 miles
2	Devonport Rail Station	3.36 miles
3	Dockyard (Plymouth) Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.51 miles
2	M5 J30	37.67 miles
3	M5 J29	38.49 miles
4	M5 J28	47.38 miles

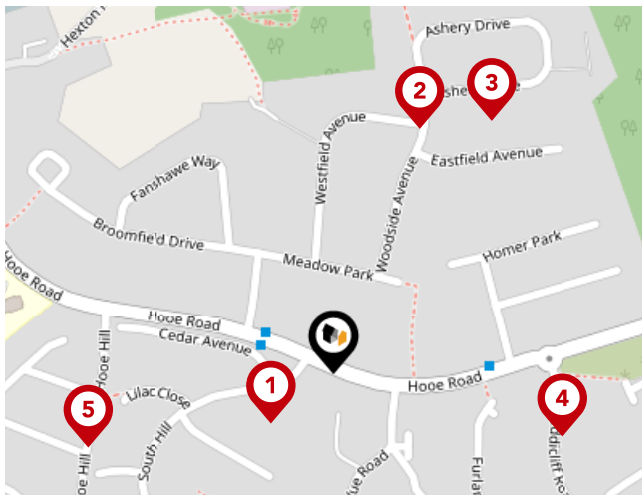


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.86 miles
2	Exeter Airport	40.08 miles
3	St Mawgan	40.17 miles
4	Joppa	71.21 miles

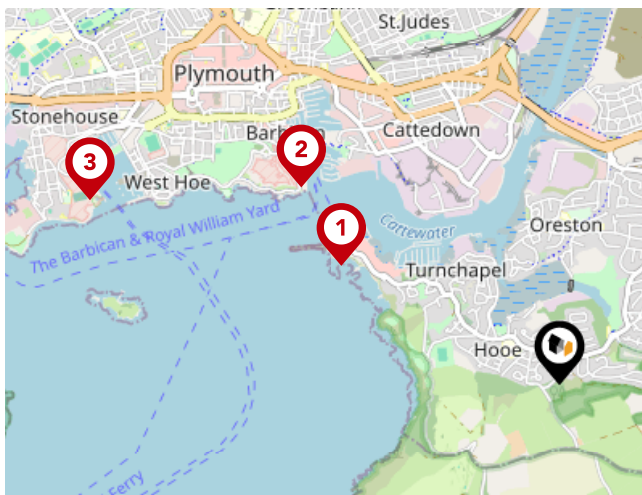
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cedar Avenue	0.05 miles
2	Ashery Drive	0.15 miles
3	Ashery Drive	0.18 miles
4	Reddicliff Road	0.14 miles
5	Belle Vue Drive	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.17 miles
2	Plymouth (Barbican) Landing Stage	1.53 miles
3	Plymouth Ferry Terminal	2.38 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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