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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> March 2025



**HAWTHORN PARK ROAD, WEMBURY, PLYMOUTH, PL9**

## Lang Town & Country

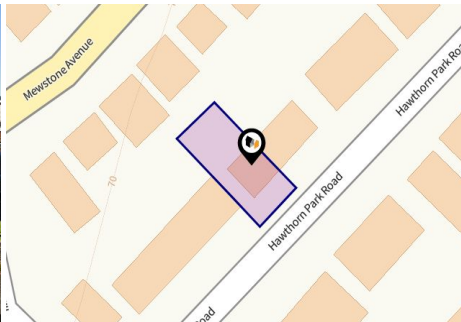
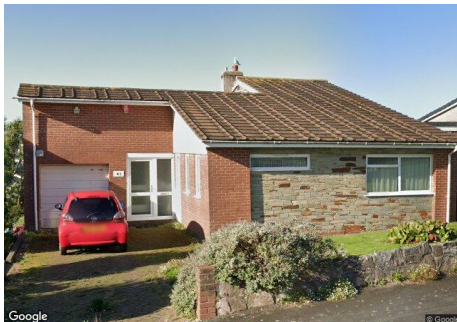
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

|                  |           |
|------------------|-----------|
| Type:            | Detached  |
| Bedrooms:        | 3         |
| Plot Area:       | 0.1 acres |
| Council Tax :    | Band E    |
| Annual Estimate: | £2,899    |
| Title Number:    | DN125194  |

Tenure: Freehold

## Local Area

|                    |            |
|--------------------|------------|
| Local Authority:   | South hams |
| Conservation Area: | No         |
| Flood Risk:        |            |
| • Rivers & Seas    | Very low   |
| • Surface Water    | Very low   |

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

28  
mb/s

-  
mb/s



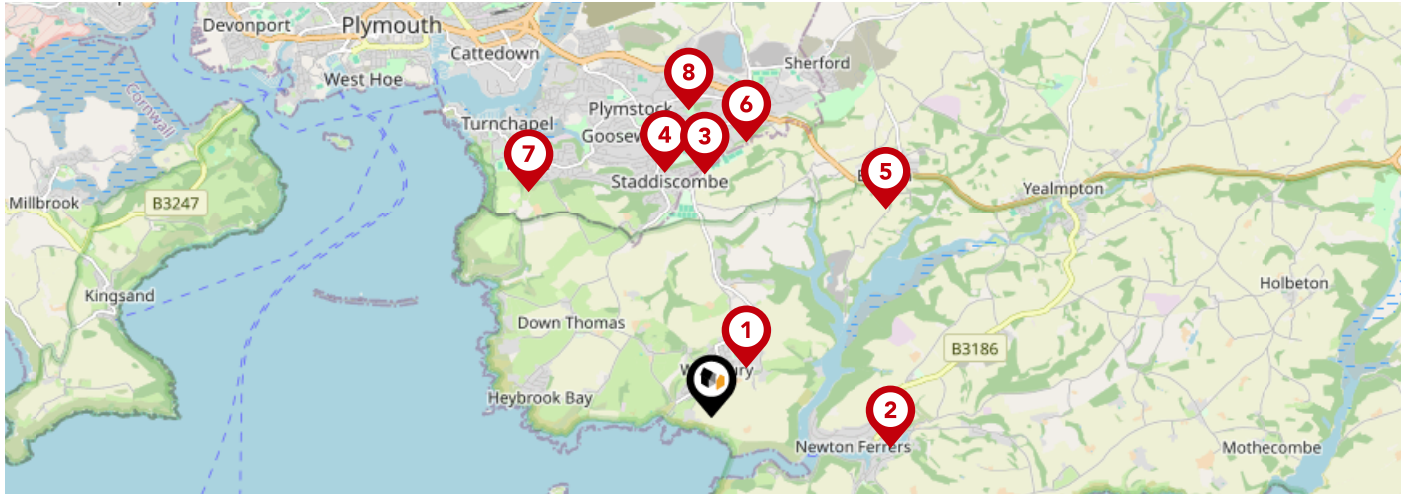
### Mobile Coverage:

(based on calls indoors)

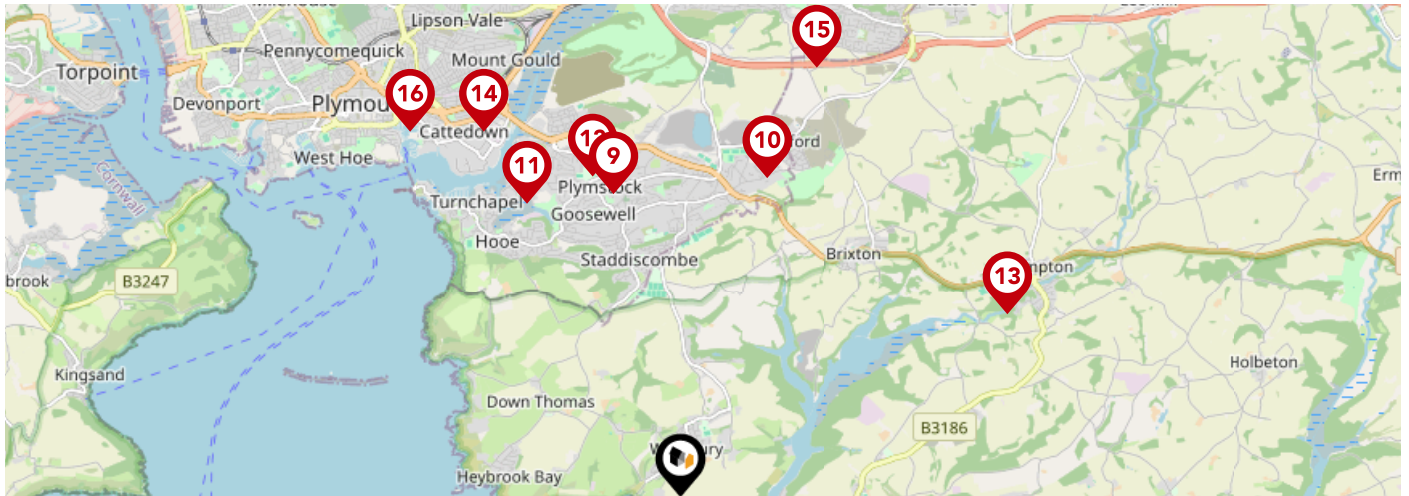


### Satellite/Fibre TV Availability:





|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Wembury Primary School</b><br>Ofsted Rating: Good   Pupils: 184   Distance:0.57                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Newton Ferrers Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 125   Distance:1.72   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Coombe Dean School</b><br>Ofsted Rating: Good   Pupils: 995   Distance:2.31                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Goosewell Primary Academy</b><br>Ofsted Rating: Good   Pupils: 419   Distance:2.35                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Mary's Church of England Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 102   Distance:2.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Elburton Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 465   Distance:2.63                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Hooe Primary Academy</b><br>Ofsted Rating: Good   Pupils: 212   Distance:2.75                              | <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:2.91                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

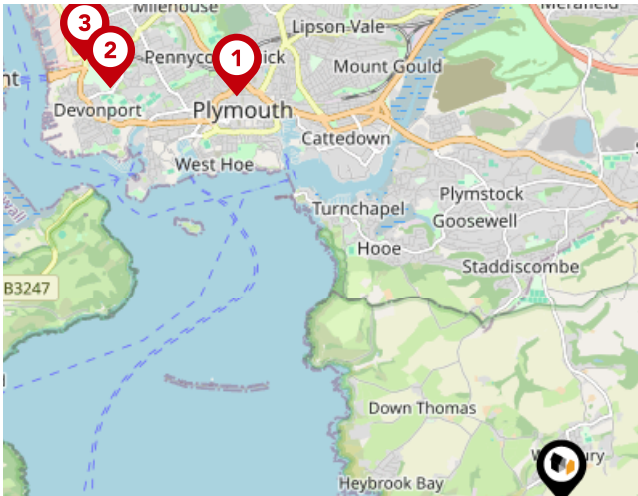


|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Plymstock School</b><br>Ofsted Rating: Good   Pupils: 1671   Distance:2.93                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Sherford Vale School &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 258   Distance:3.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Oreston Community Academy</b><br>Ofsted Rating: Good   Pupils: 419   Distance:3.13          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Pomphlett Primary School</b><br>Ofsted Rating: Good   Pupils: 424   Distance:3.14           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Yealmpton Primary School</b><br>Ofsted Rating: Good   Pupils: 180   Distance:3.54           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Prince Rock Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 408   Distance:3.92  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Plympton St Maurice Primary School</b><br>Ofsted Rating: Good   Pupils: 187   Distance:4.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Holy Cross Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 306   Distance:4.3  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



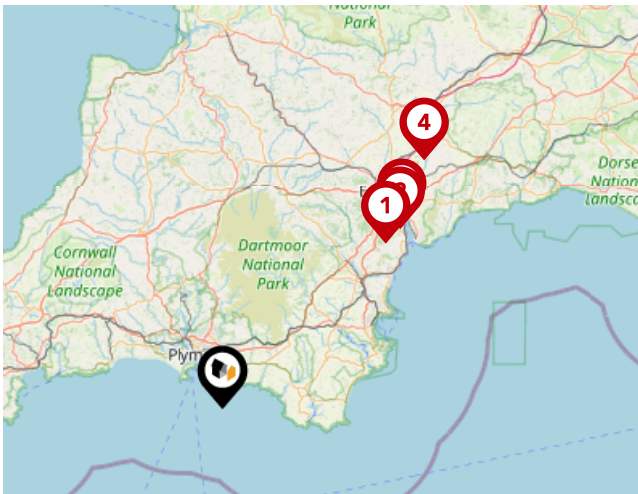
# Area

## Transport (National)



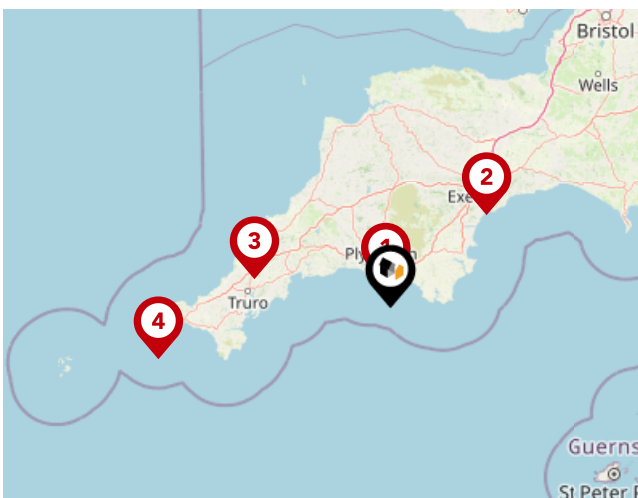
### National Rail Stations

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Plymouth Rail Station            | 4.92 miles |
| 2   | Devonport Rail Station           | 5.79 miles |
| 3   | Dockyard (Plymouth) Rail Station | 6.15 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J31 | 34.91 miles |
| 2   | M5 J30 | 38.08 miles |
| 3   | M5 J29 | 38.95 miles |
| 4   | M5 J28 | 48.05 miles |

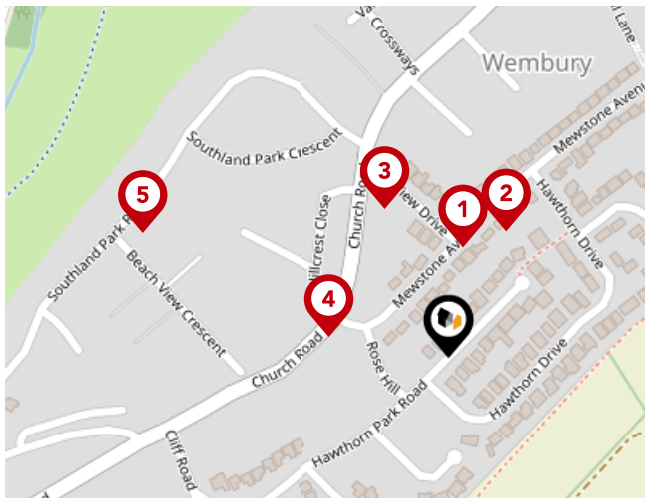


### Airports/Helipads

| Pin | Name           | Distance    |
|-----|----------------|-------------|
| 1   | Glenholt       | 7.14 miles  |
| 2   | Exeter Airport | 40.46 miles |
| 3   | St Mawgan      | 41.98 miles |
| 4   | Joppa          | 72.15 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Hawthorn Drive         | 0.07 miles |
| 2   | Hawthorn Drive         | 0.08 miles |
| 3   | Sea View Drive         | 0.1 miles  |
| 4   | Mewstone Avenue Bottom | 0.07 miles |
| 5   | Southland Park Road    | 0.19 miles |



### Ferry Terminals

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Warren Point Ferry Landing   | 1.1 miles  |
| 2   | Newton Ferrers Ferry Landing | 1.09 miles |
| 3   | Noss Mayo Ferry Landing      | 1.2 miles  |

## Important - Please Read

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# Lang Town & Country

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