

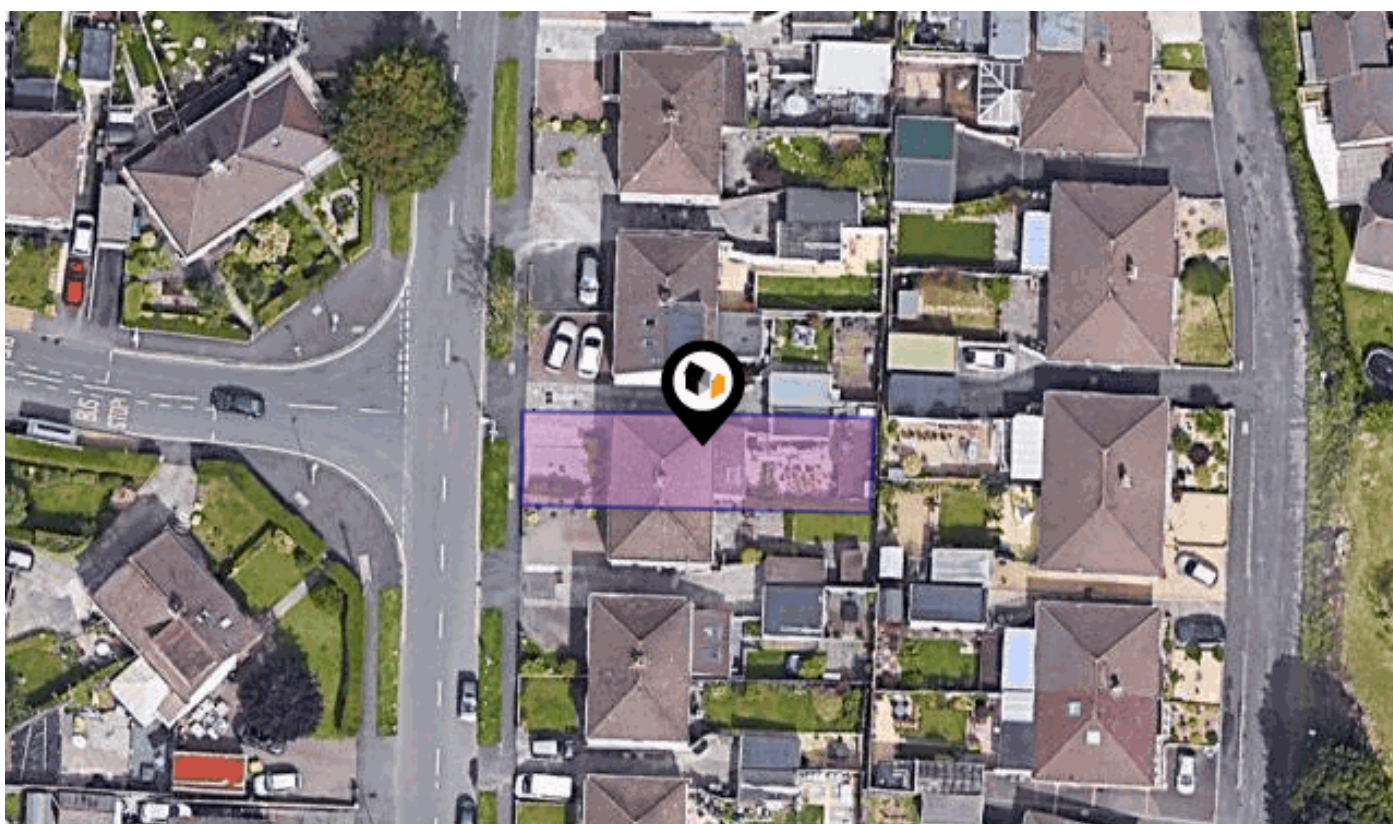


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03<sup>rd</sup> March 2025



**LARKHAM LANE, PLYMOUTH, PL7**

## Lang Town & Country

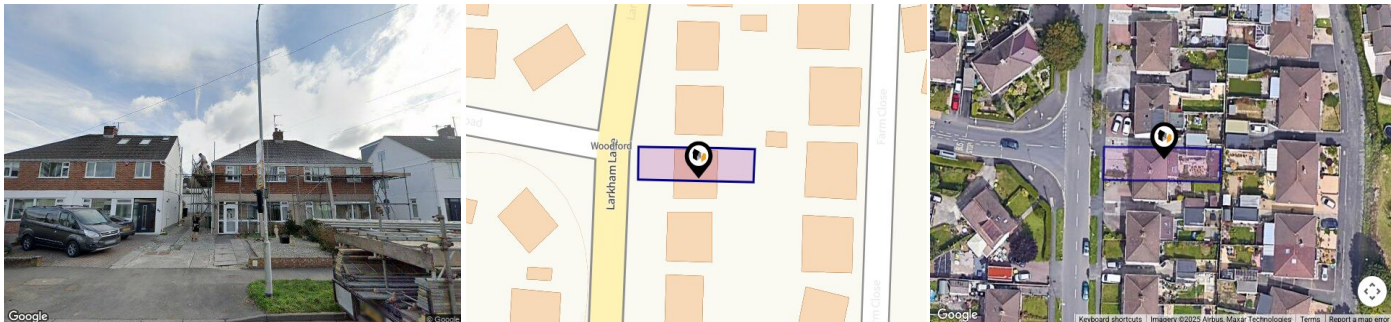
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





## Property



Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN118306		

## Local Area

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

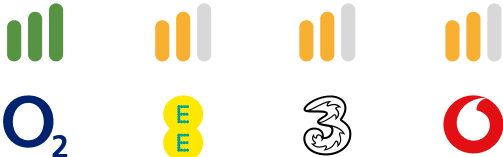
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	77	1000
mb/s	mb/s	mb/s
		

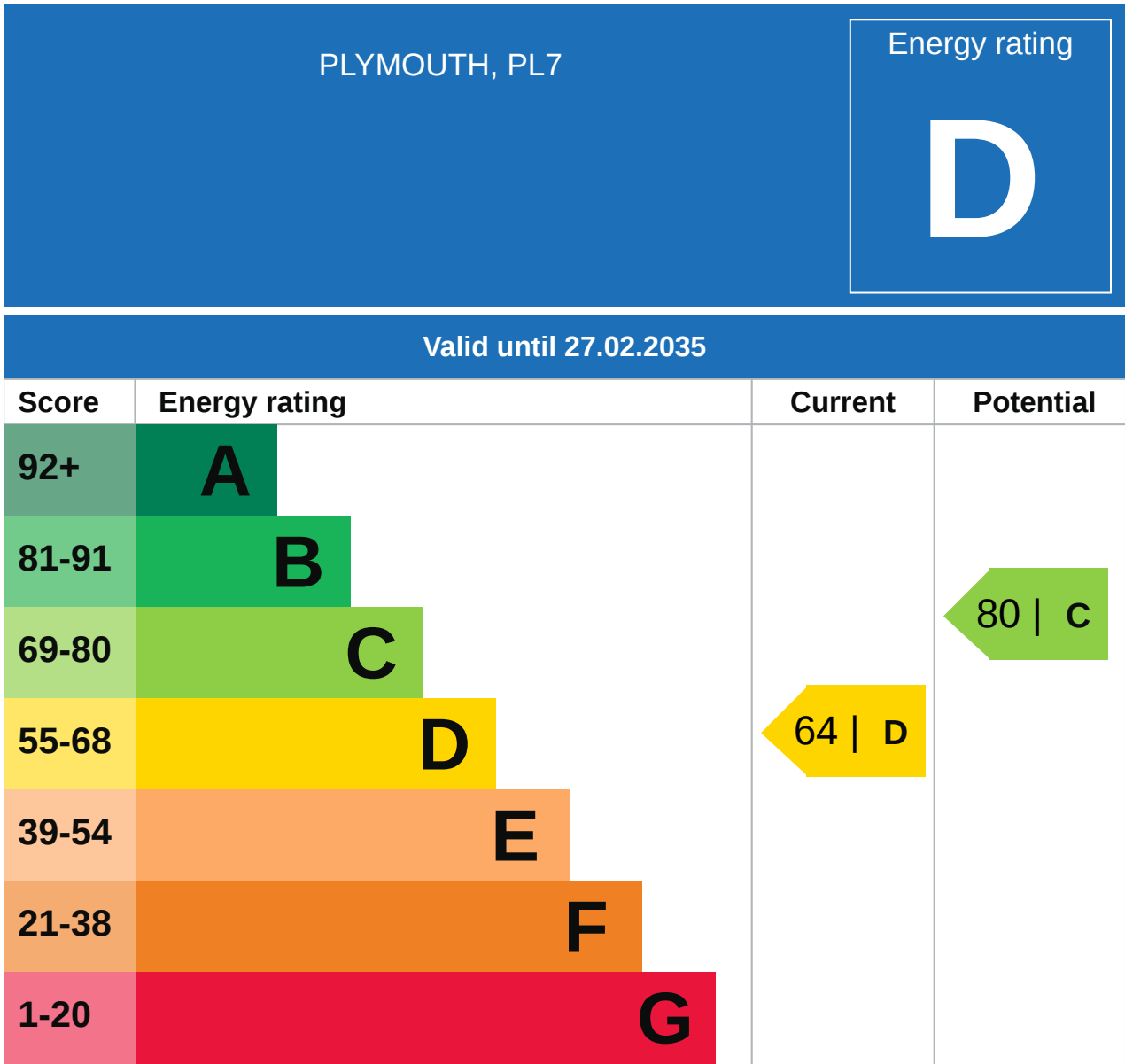
### Mobile Coverage:

(based on calls indoors)



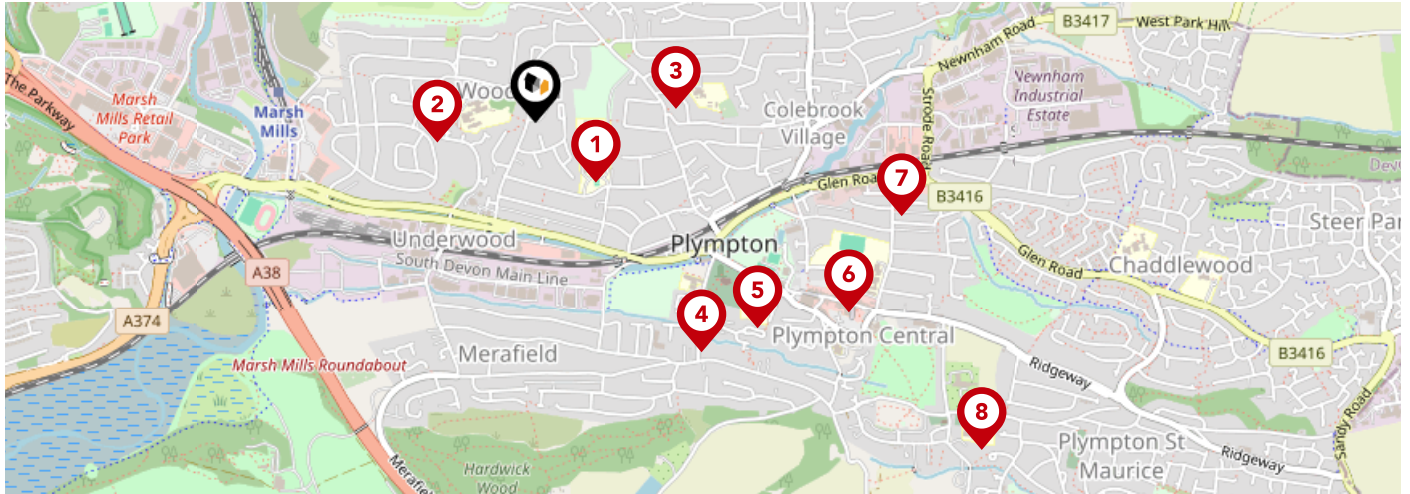
### Satellite/Fibre TV Availability:





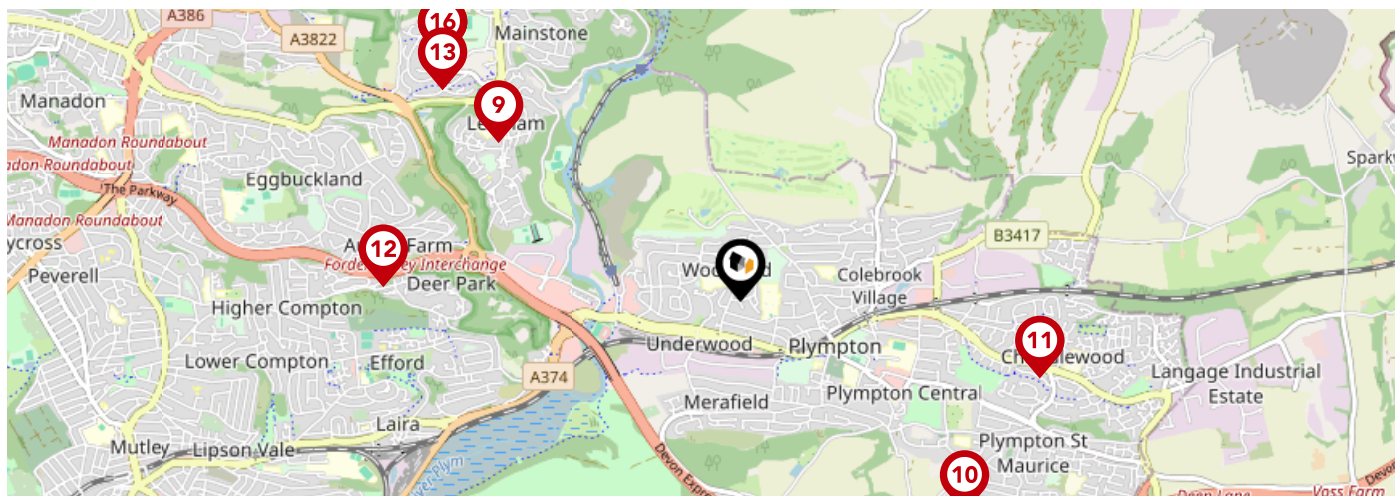
## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	110 m <sup>2</sup>



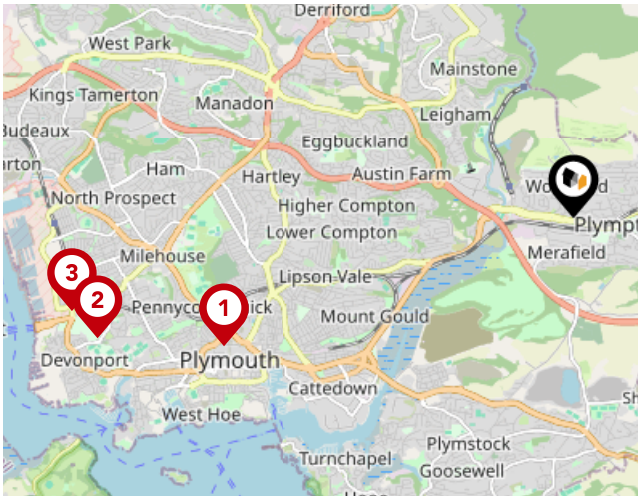
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hele's School</b> Ofsted Rating: Good   Pupils: 1386   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Woodford Primary School</b> Ofsted Rating: Good   Pupils: 402   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Boringdon Primary School</b> Ofsted Rating: Good   Pupils: 394   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Plympton St Mary's CofE Infant School</b> Ofsted Rating: Good   Pupils: 100   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Old Priory Junior Academy</b> Ofsted Rating: Good   Pupils: 192   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Plympton Academy</b> Ofsted Rating: Requires improvement   Pupils: 1145   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Glen Park Primary School</b> Ofsted Rating: Outstanding   Pupils: 407   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Longcause Community Special School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





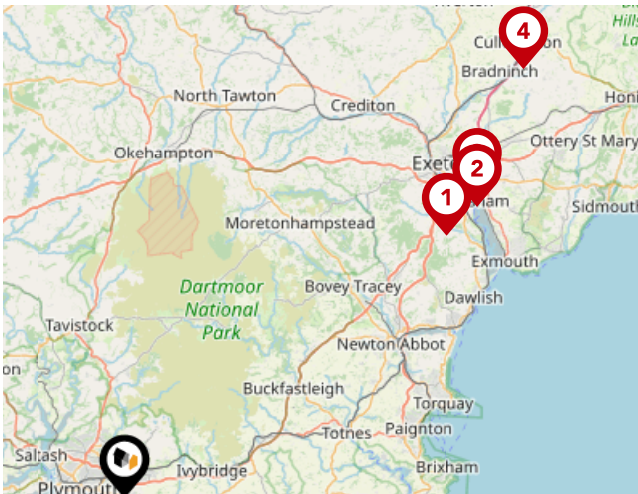
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Leigham Primary School</b> Ofsted Rating: Good   Pupils: 399   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Chaddlewood Primary School</b> Ofsted Rating: Good   Pupils: 372   Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Austin Farm Academy</b> Ofsted Rating: Good   Pupils: 125   Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Tor Bridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 184   Distance: 1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Plym Bridge Nursery School and Day Care</b> Ofsted Rating: Good   Pupils: 54   Distance: 1.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Tor Bridge High</b> Ofsted Rating: Good   Pupils: 1171   Distance: 1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Cann Bridge School</b> Ofsted Rating: Good   Pupils: 95   Distance: 1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



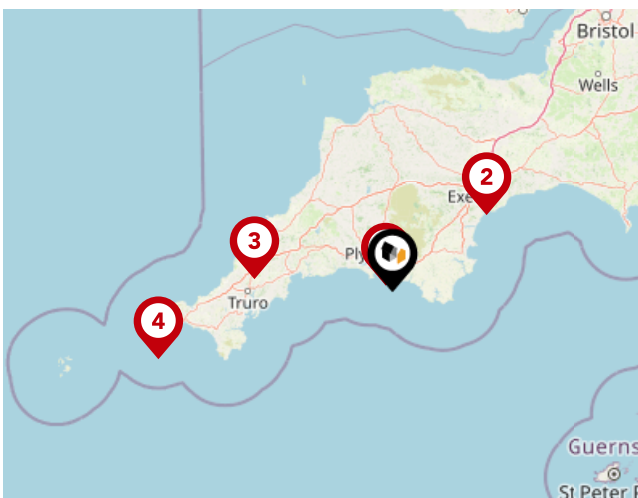
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.52 miles
2	Devonport Rail Station	4.64 miles
3	Dockyard (Plymouth) Rail Station	4.81 miles



## Trunk Roads/Motorways

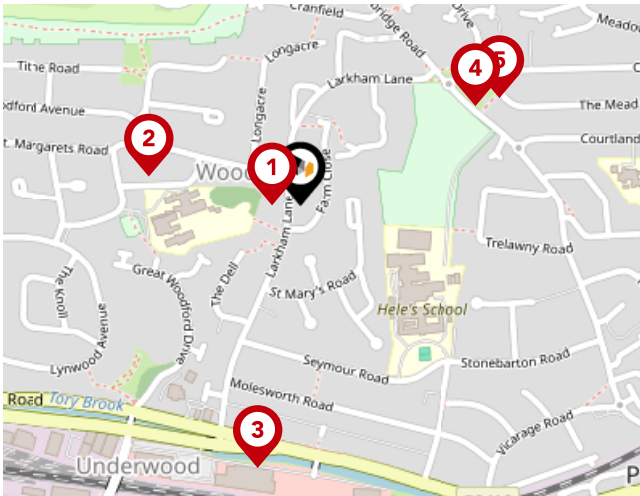
Pin	Name	Distance
1	M5 J31	31.33 miles
2	M5 J30	34.48 miles
3	M5 J29	35.28 miles
4	M5 J28	44.07 miles



## Airports/Helipads

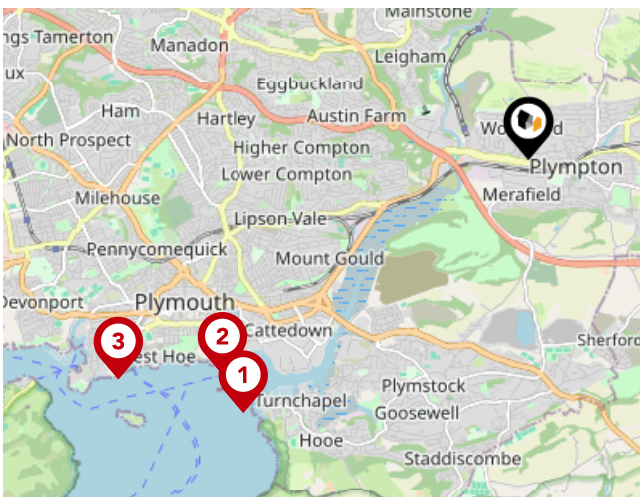
Pin	Name	Distance
1	Glenholt	2.63 miles
2	Exeter Airport	36.9 miles
3	St Mawgan	41.43 miles
4	Joppa	73.56 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Larkham Lane	0.03 miles
2	Litchaton Crescent	0.18 miles
3	Larkham Lane	0.31 miles
4	Crossway Green	0.24 miles
5	The Mead	0.27 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	3.61 miles
2	Plymouth (Barbican) Landing Stage	3.52 miles
3	Plymouth Ferry Terminal	4.4 miles

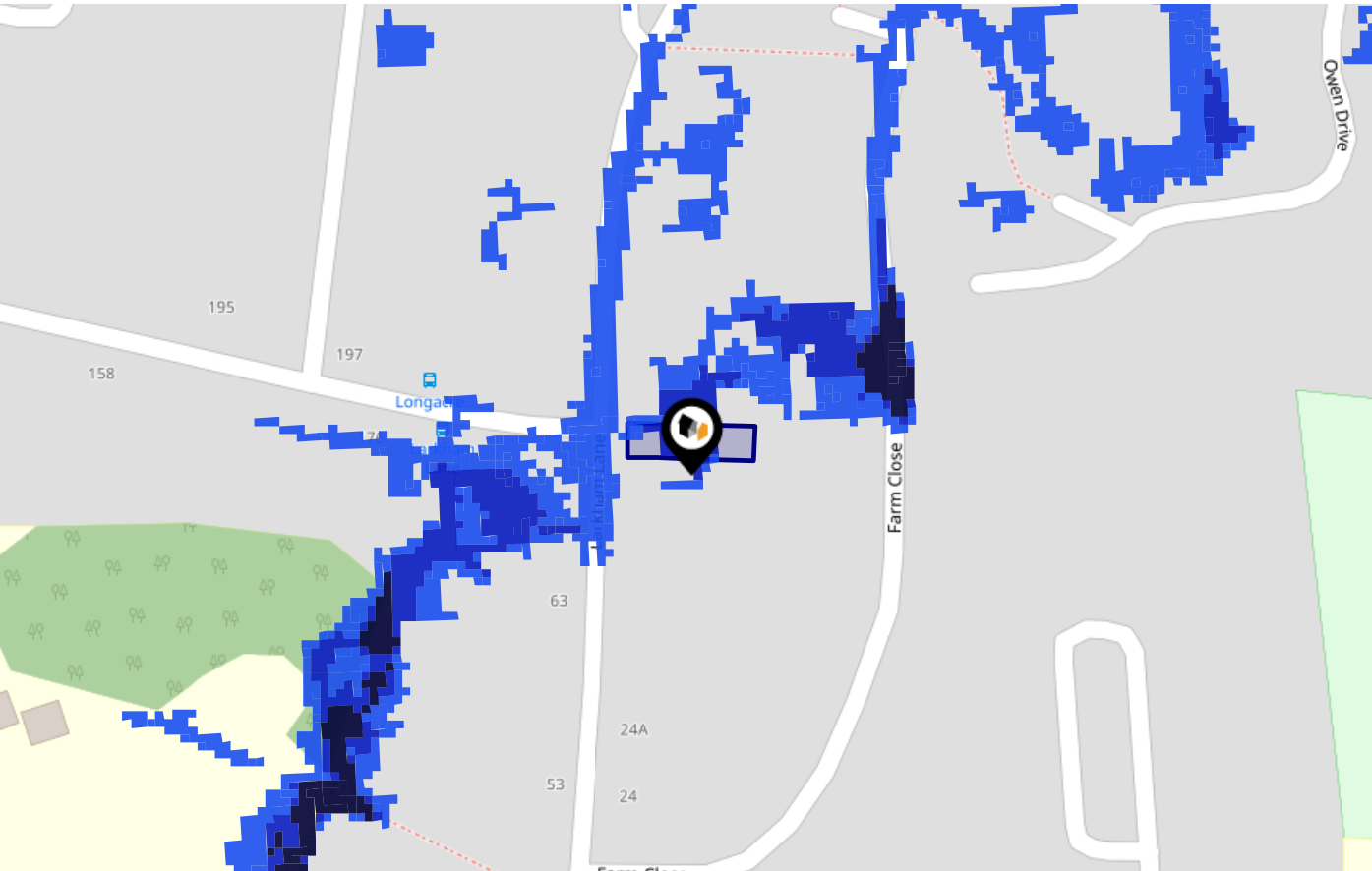


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

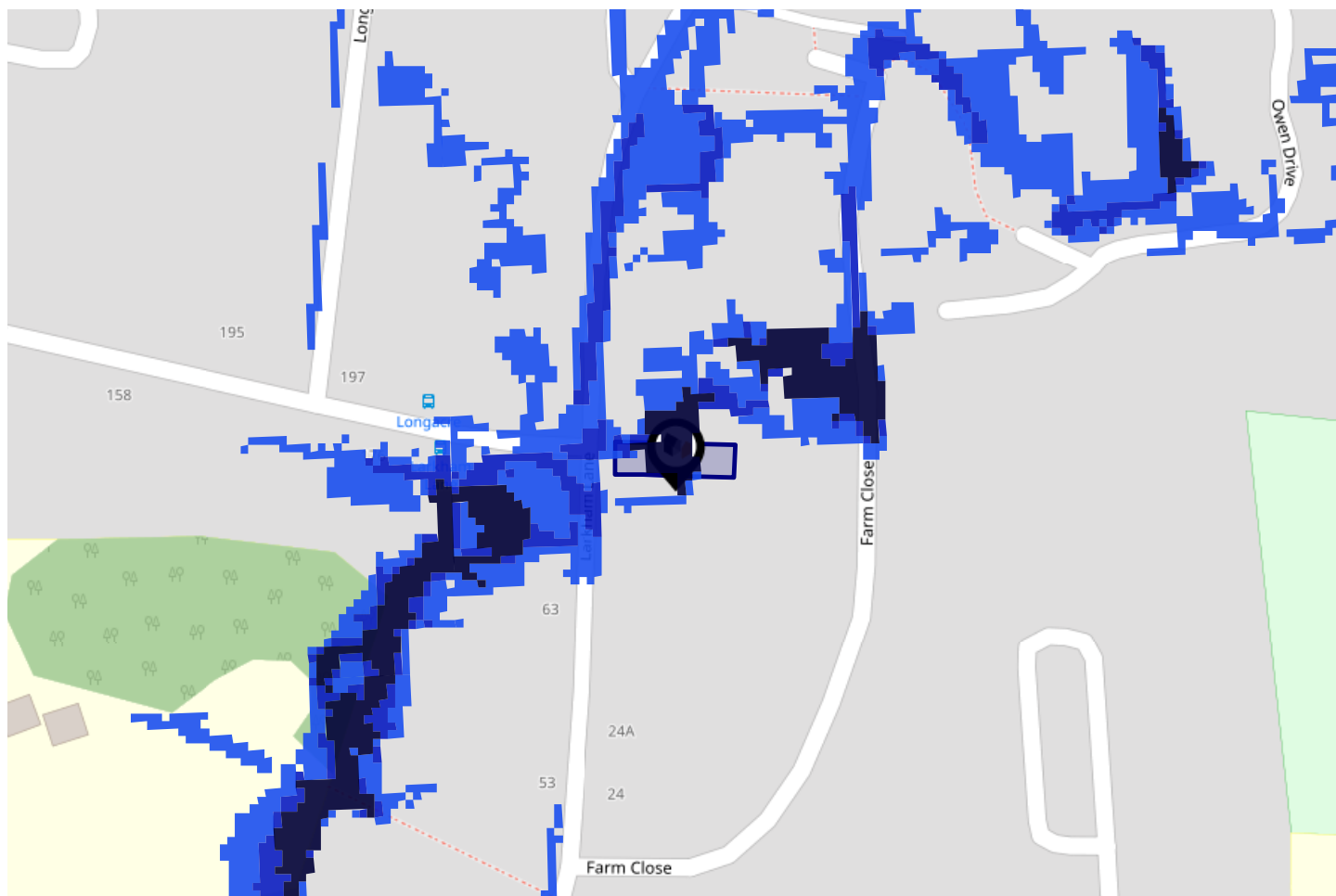


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

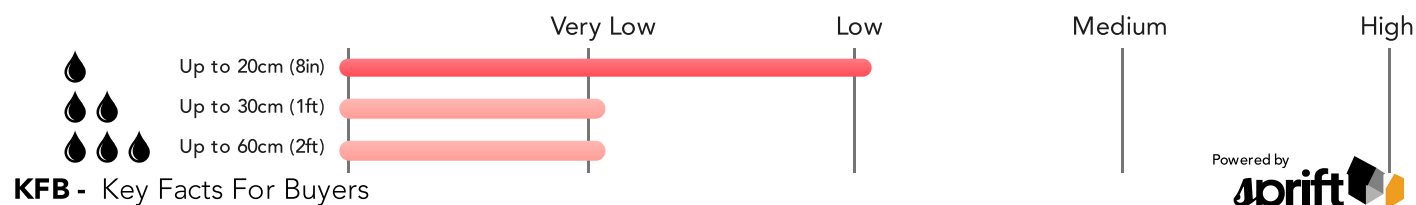


**Risk Rating: High**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

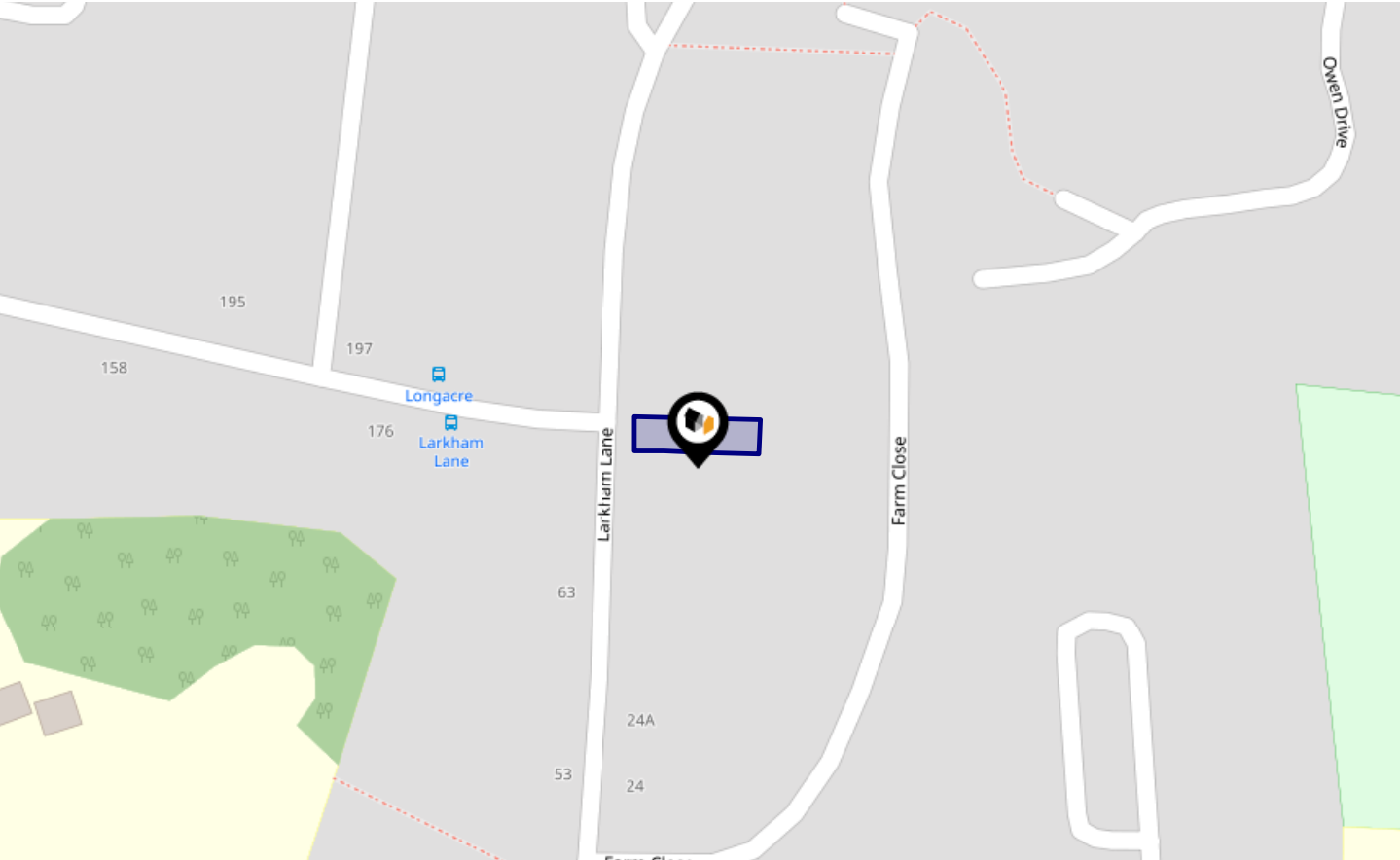


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

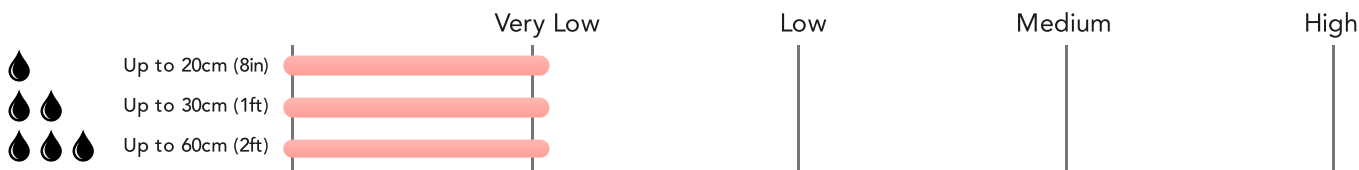


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

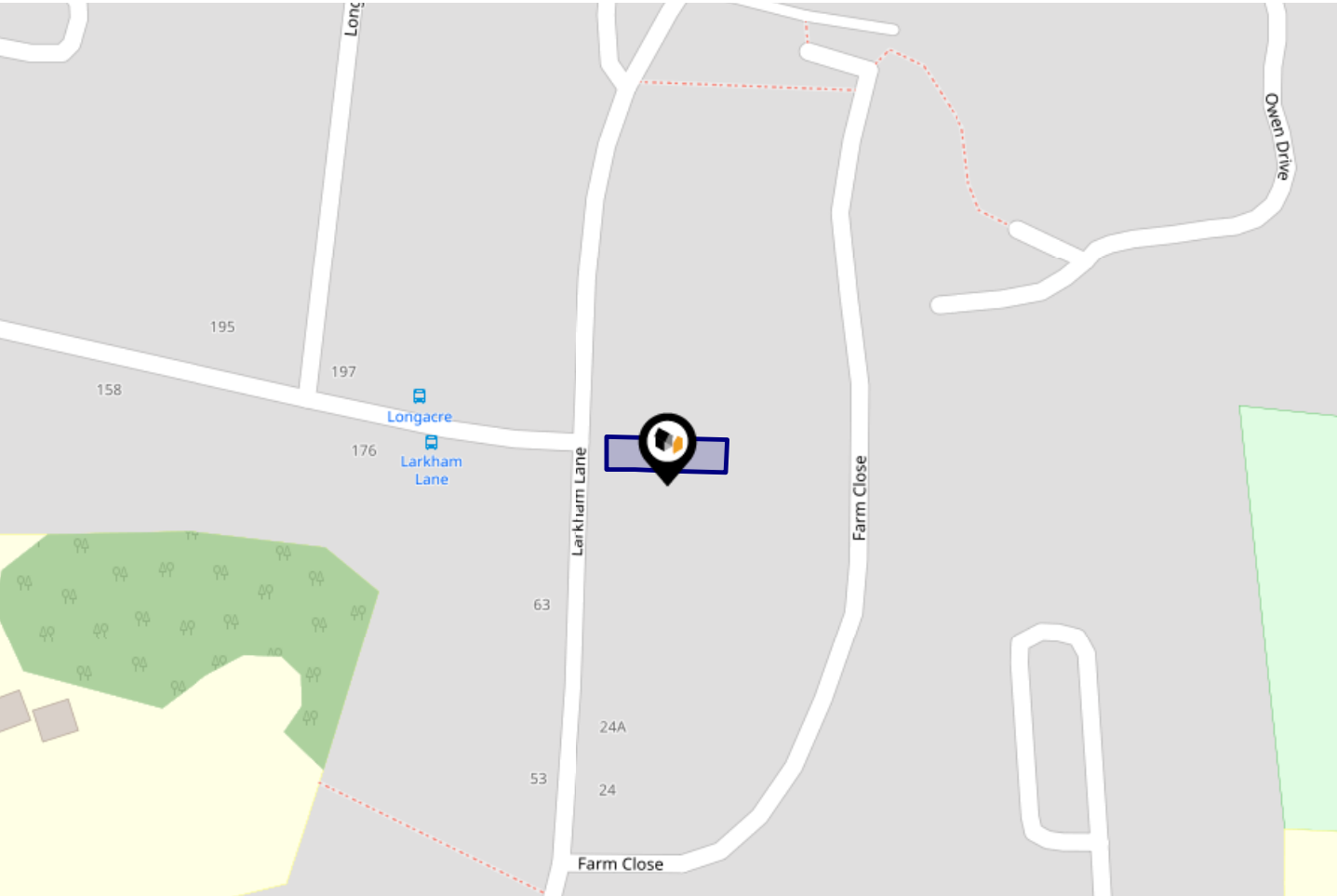


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

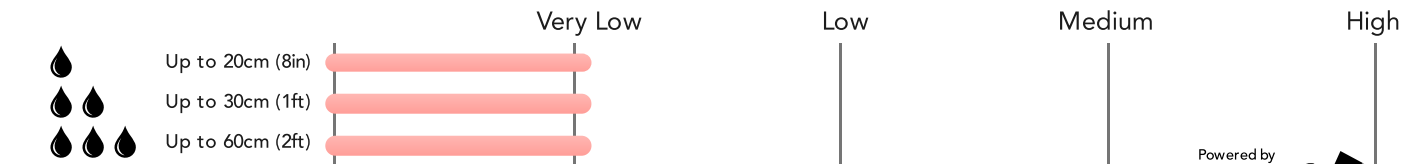


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers





## Testimonial 1



Peter Gough

Selling a house can be a bit stressful. However, most of that was taken away by the team at Lang Town & Country at Plymstock. We were always kept informed and when the marketing needed tweaking they were quick to advise but it didn't feel like you were being pressured. We got our sale and it was thanks to their hard work.

A big thank you to the whole team.

## Testimonial 2



Simon Sutherland

A really positive experience from a very friendly and efficient team at Lang Town & Country who kept me informed at every stage of the process and made things simplistic and easy to negotiate from start to finish! Would definitely recommend to friends & family and will use again in the future, should the need arise?!

## Testimonial 3



Gail Lord

Lang Town & Country Plymstock were an absolute pleasure to deal with and helped with every step of the purchase of our home until completion. Their staff are friendly, professional and knowledgeable and I would have no hesitation in recommending their services which are outstanding. Thank you.

## Testimonial 4



Samantha Carrington

Delighted with the support we had from the whole team at Lang Town & Country. From excellent advice on pricing and marketing, to being in touch throughout the whole process and keeping us informed, and helping us through the inevitable wobbles! We've now successfully completed our sale and would thoroughly recommend them.



/langproperty/



/langproperty



/langtownandcountry/

## 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

## 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.



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