

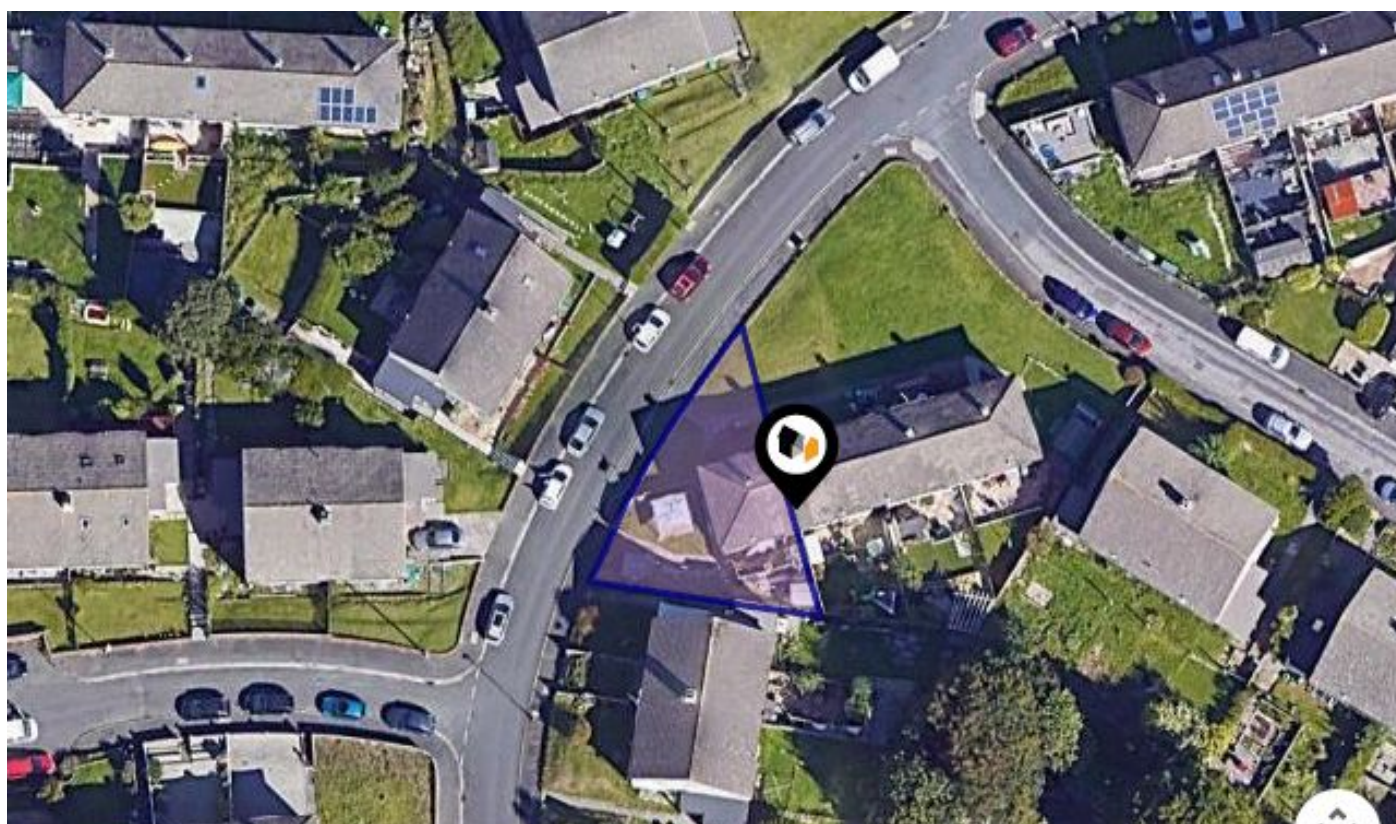


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03<sup>rd</sup> April 2025



**SOUTH HILL, HOOE, PLYMOUTH, PL9**

## Lang Town & Country

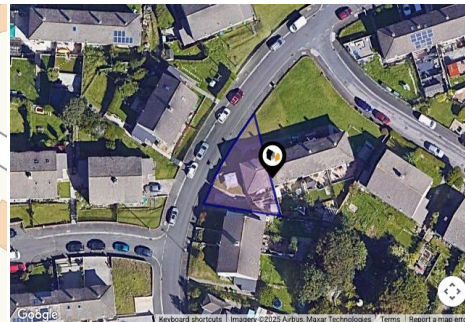
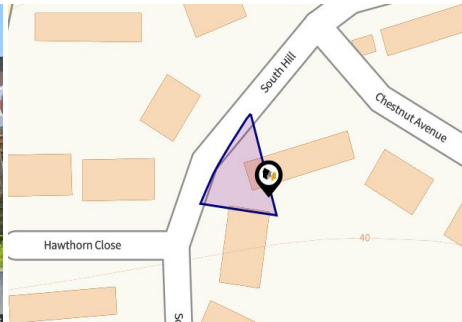
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,809		
Title Number:	DN475142		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	43	1800
mb/s	mb/s	mb/s

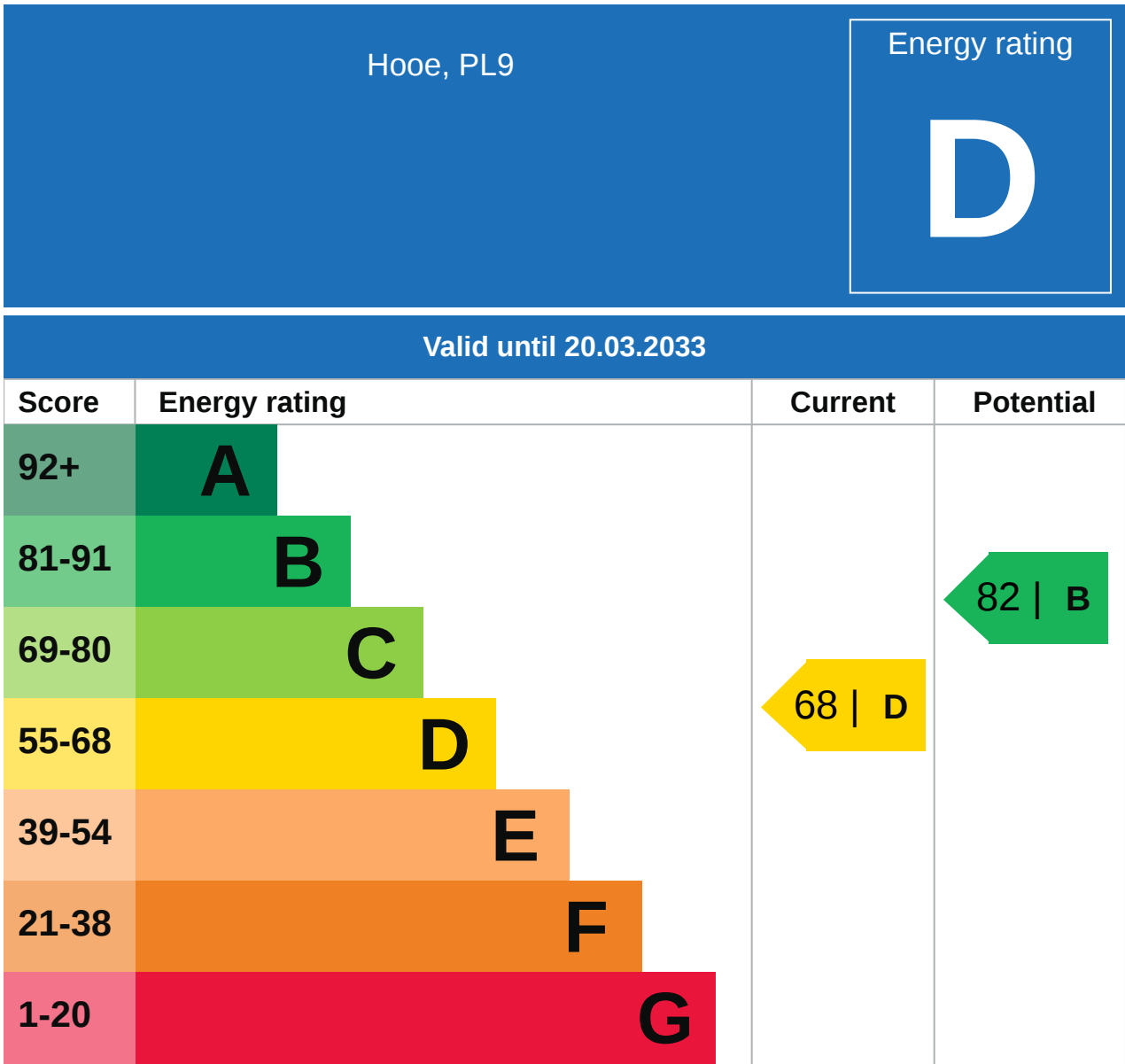
### Mobile Coverage:

(based on calls indoors)



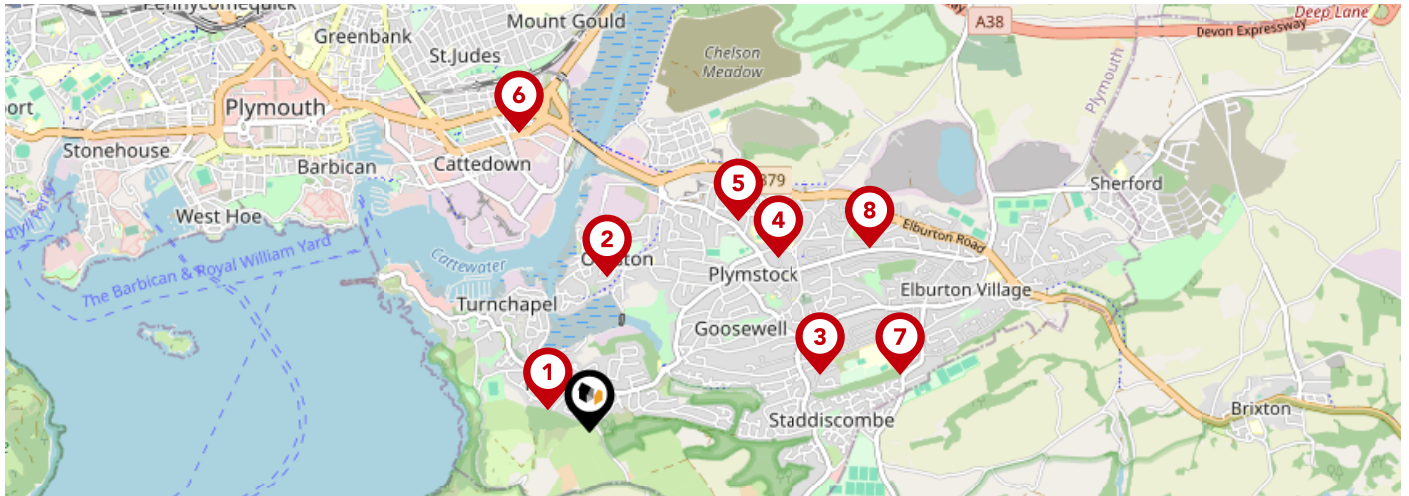
### Satellite/Fibre TV Availability:





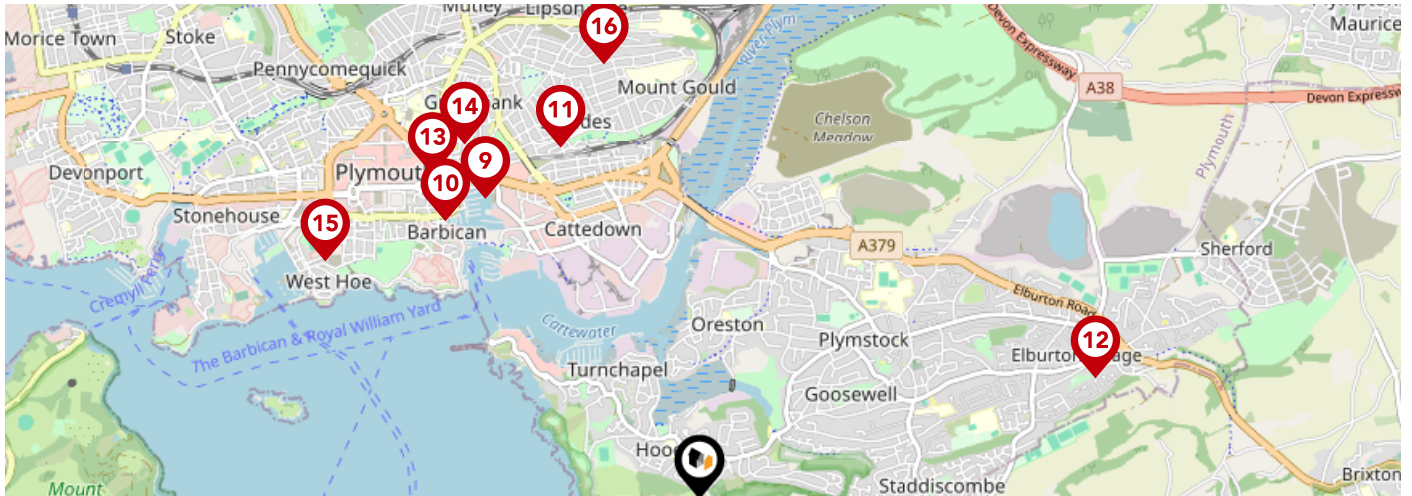
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 92% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

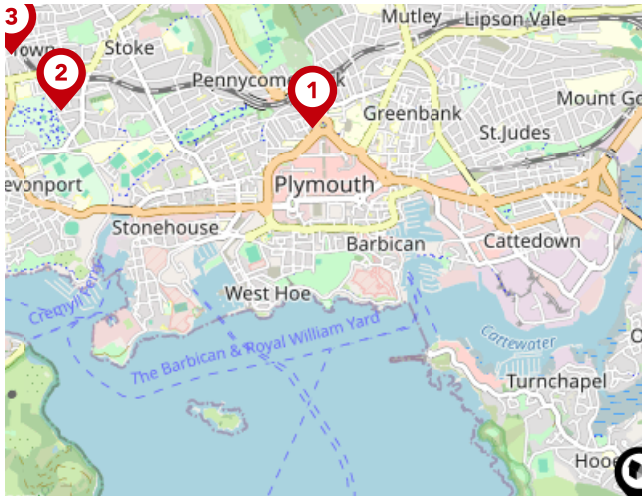




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance: 1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance: 1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance: 1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance: 1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance: 2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance: 2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance: 2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

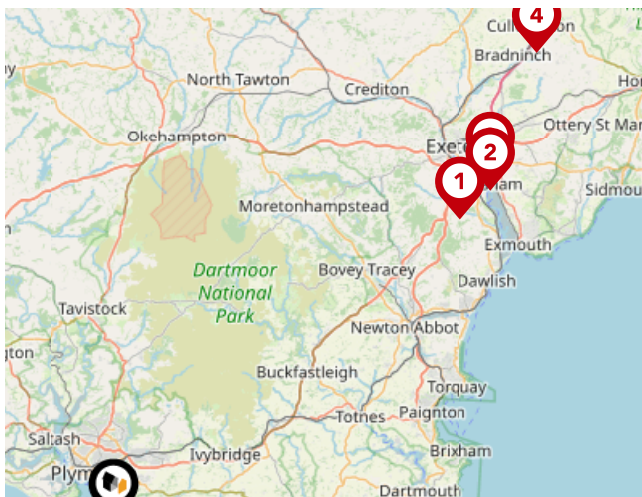
# Area

## Transport (National)



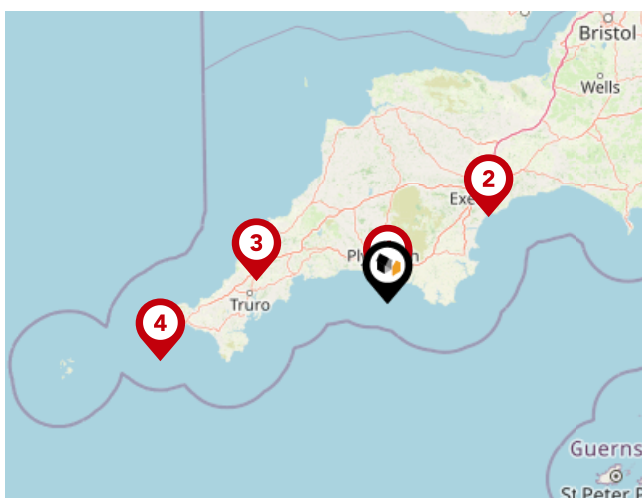
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.38 miles
2	Devonport Rail Station	3.32 miles
3	Dockyard (Plymouth) Rail Station	3.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.62 miles
2	M5 J30	37.78 miles
3	M5 J29	38.61 miles
4	M5 J28	47.49 miles

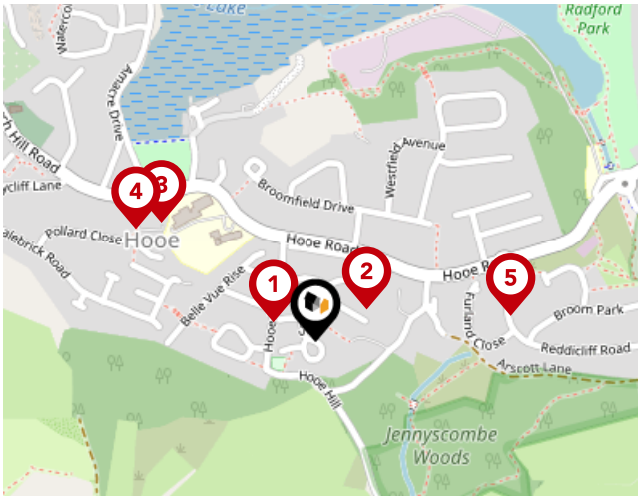


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.92 miles
2	Exeter Airport	40.19 miles
3	St Mawgan	40.09 miles
4	Joppa	71.1 miles

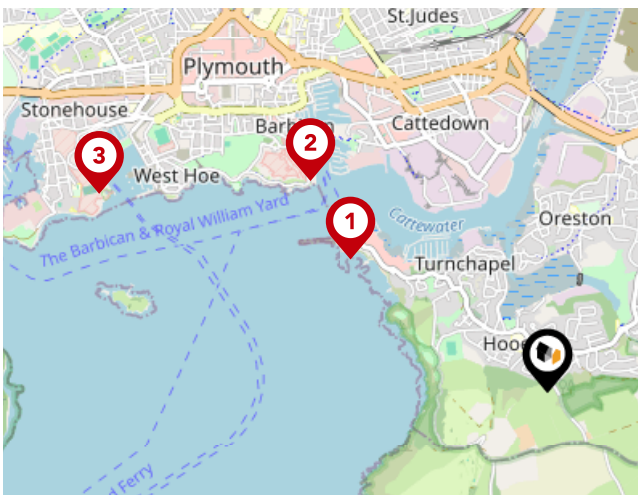
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Belle Vue Drive	0.05 miles
2	Cedar Avenue	0.07 miles
3	Hooe Lake	0.23 miles
4	Hooe Lake	0.25 miles
5	Reddicliff Road	0.23 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.12 miles
2	Plymouth (Barbican) Landing Stage	1.5 miles
3	Plymouth Ferry Terminal	2.32 miles



## Important - Please Read

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# Lang Town & Country

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