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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 07<sup>th</sup> April 2025**



## THE CRESCENT, BRIXTON, PLYMOUTH, PL8

### Lang Town & Country

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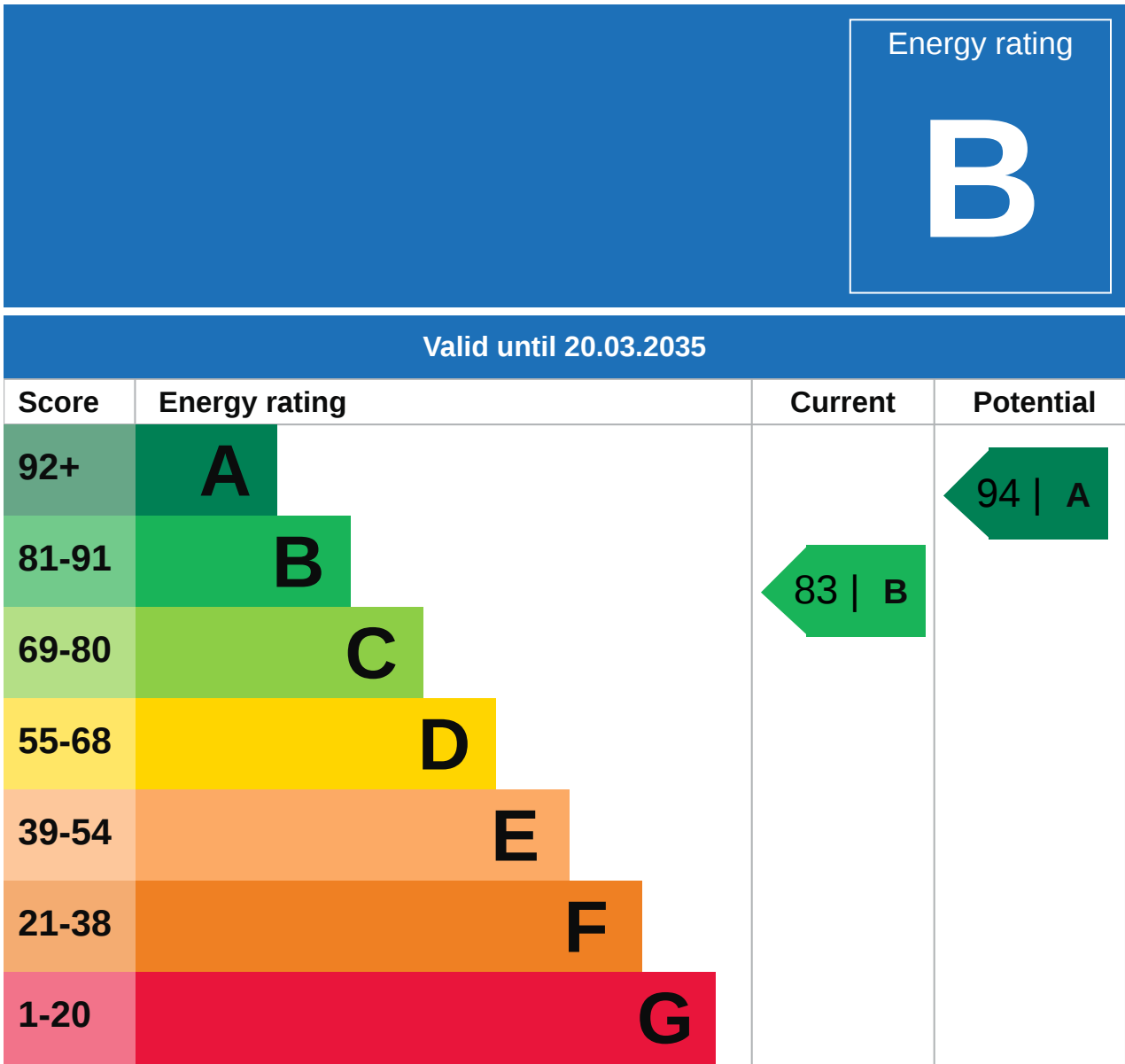


## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	925 ft <sup>2</sup> / 86 m <sup>2</sup>		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,492		
Title Number:	DN121061		

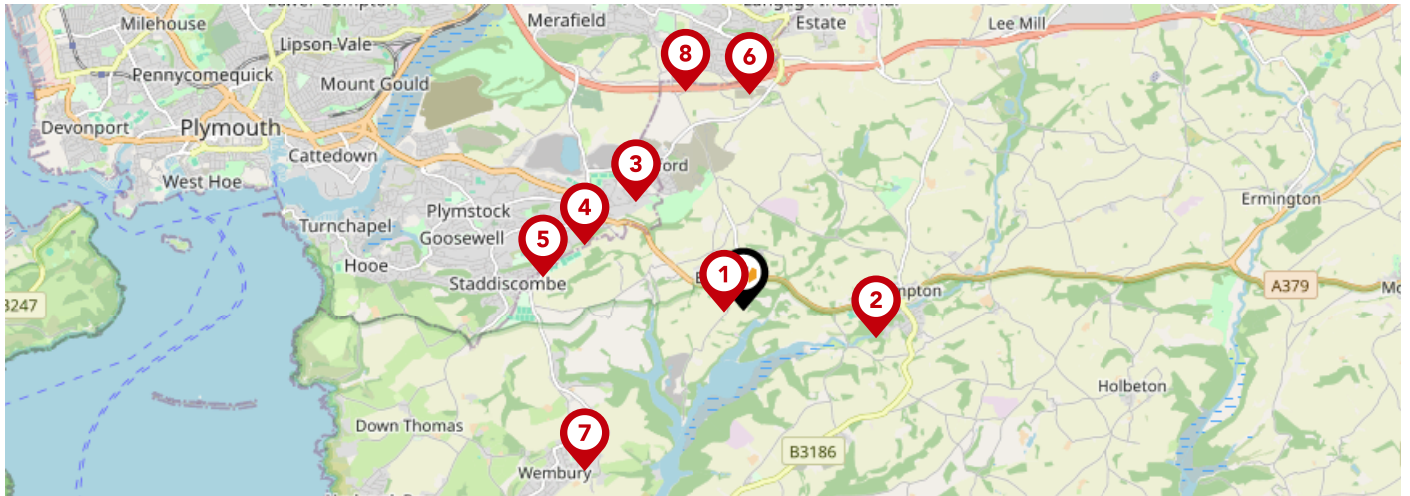
## Local Area

<b>Local Authority:</b>	Devon	<b>Estimated Broadband Speeds</b>				
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)				
<b>Flood Risk:</b>						
• Rivers & Seas	Very low	7	66	1000		
• Surface Water	Very low	mb/s	mb/s	mb/s		
<b>Mobile Coverage:</b>		<b>Satellite/Fibre TV Availability:</b>				
(based on calls indoors)						

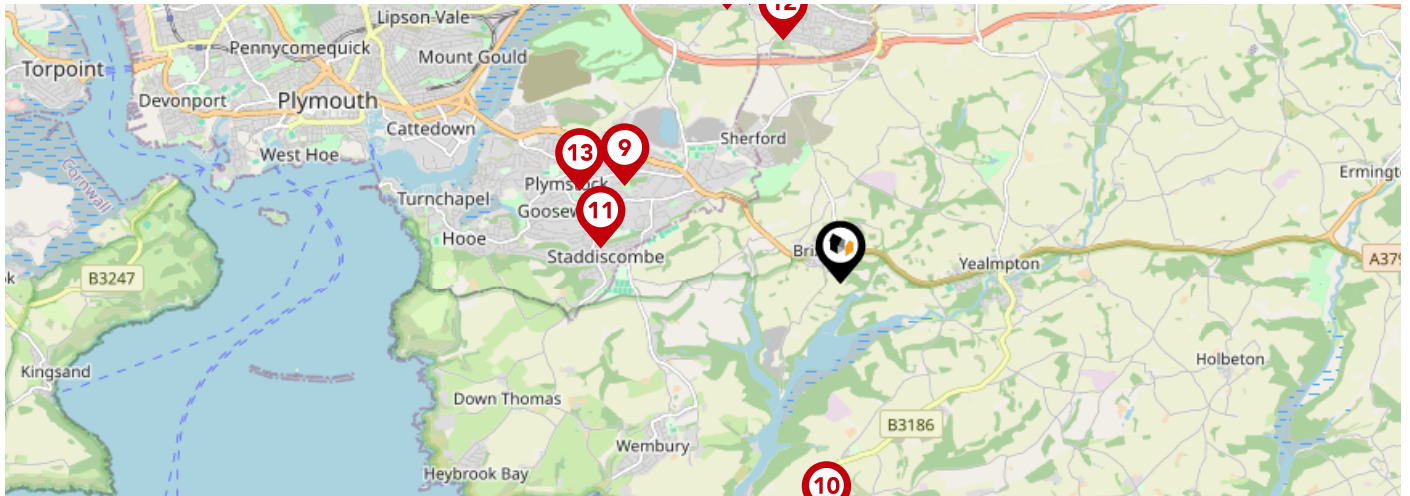










## Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Pitched, 200 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Yealmpton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Yealmpstone Farm Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

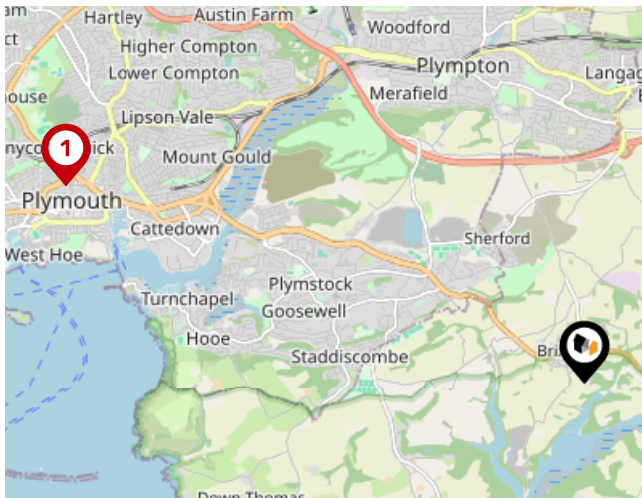


		Nursery	Primary	Secondary	College	Private
	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newton Ferrers Church of England Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longcause Community Special School</b> Ofsted Rating: Good   Pupils: 110   Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaddlewood Primary School</b> Ofsted Rating: Good   Pupils: 372   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plympton Academy</b> Ofsted Rating: Requires improvement   Pupils: 1145   Distance:2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Priory Junior Academy</b> Ofsted Rating: Good   Pupils: 192   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



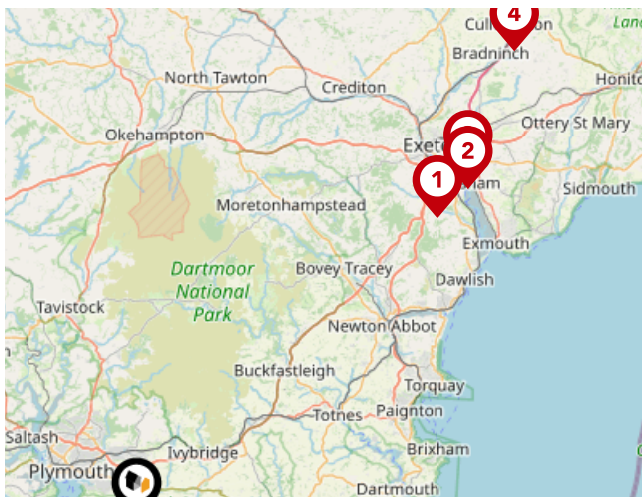
# Area

## Transport (National)



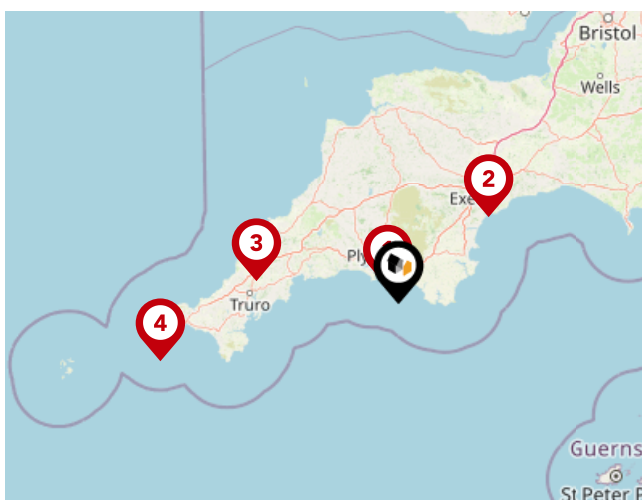
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	5.25 miles
2	Ivybridge Rail Station	6.36 miles
3	Devonport Rail Station	6.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.2 miles
2	M5 J30	35.37 miles
3	M5 J29	36.25 miles
4	M5 J28	45.35 miles

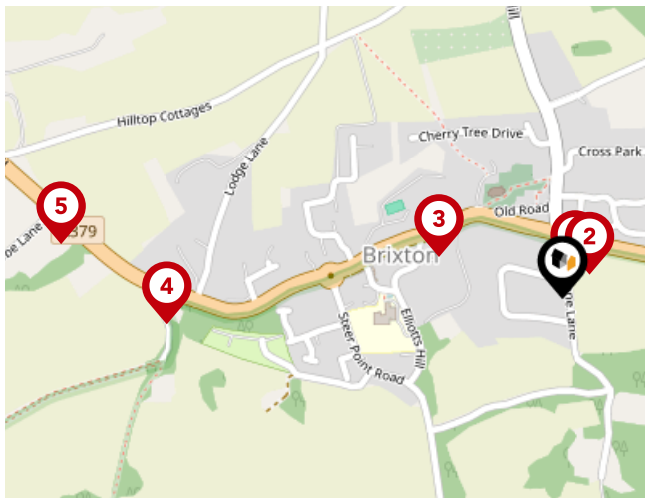


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.04 miles
2	Exeter Airport	37.75 miles
3	St Mawgan	43.42 miles
4	Joppa	74.37 miles

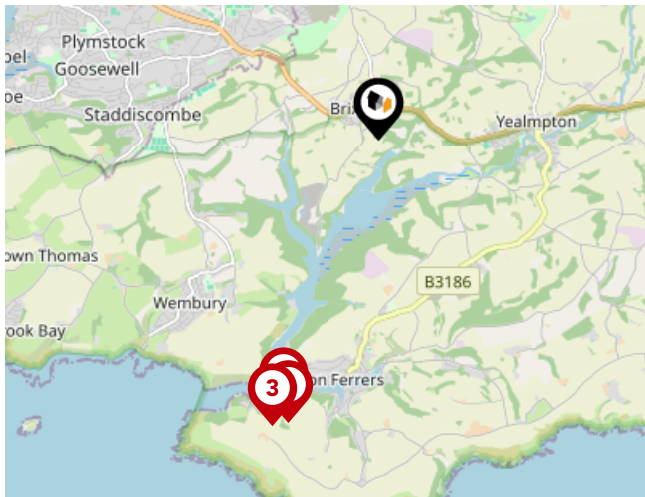
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Winstone Lane	0.03 miles
2	Winstone Lane	0.04 miles
3	Elliots Hill	0.15 miles
4	Sutherland Cottages	0.47 miles
5	Combe Lane	0.6 miles



### Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.7 miles
2	Noss Mayo Ferry Landing	2.81 miles
3	Warren Point Ferry Landing	2.88 miles



## Important - Please Read

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# Lang Town & Country

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