

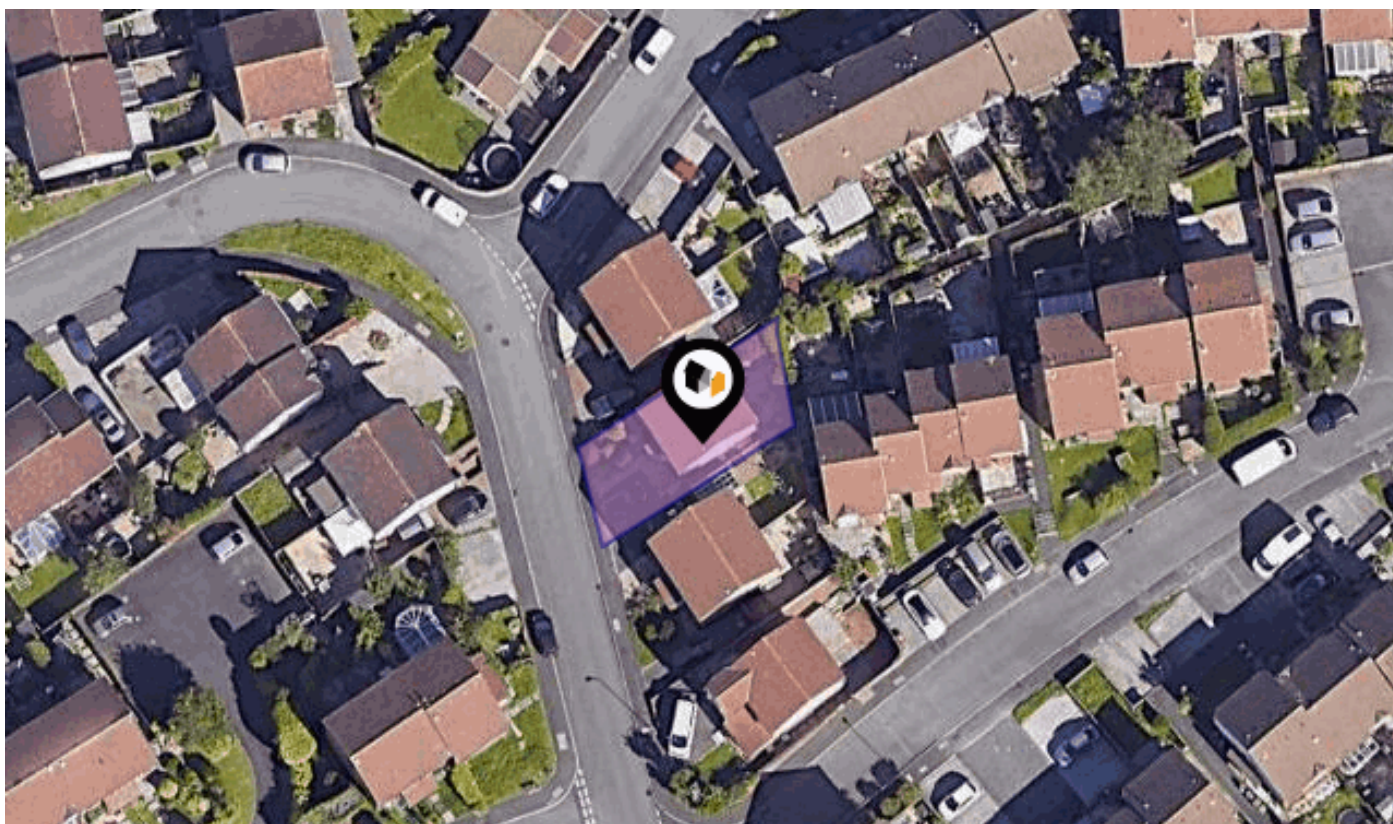


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

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



**KITTER DRIVE, PLYMOUTH, PL9**

## Lang Town & Country

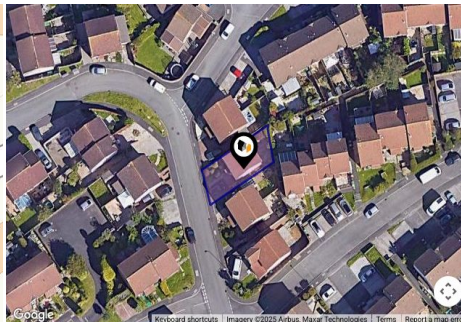
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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## Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	4	Start Date:	29/03/1994
Floor Area:	904 ft <sup>2</sup> / 84 m <sup>2</sup>	End Date:	30/03/2093
Plot Area:	0.04 acres	Lease Term:	99 years from 30 March 1994
Year Built :	1983-1990	Term Remaining:	68 years
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN342683		

## 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)

5	83	1000
mb/s	mb/s	mb/s

### Mobile Coverage:

(based on calls indoors)

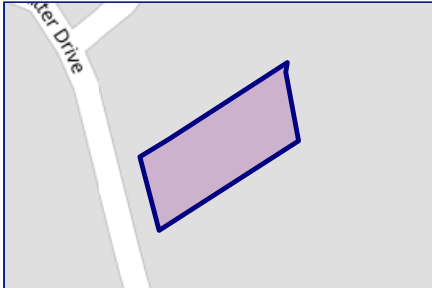


### Satellite/Fibre TV Availability:



## Freehold Title Plan

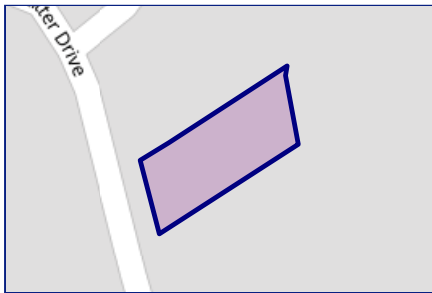
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**DN192381**

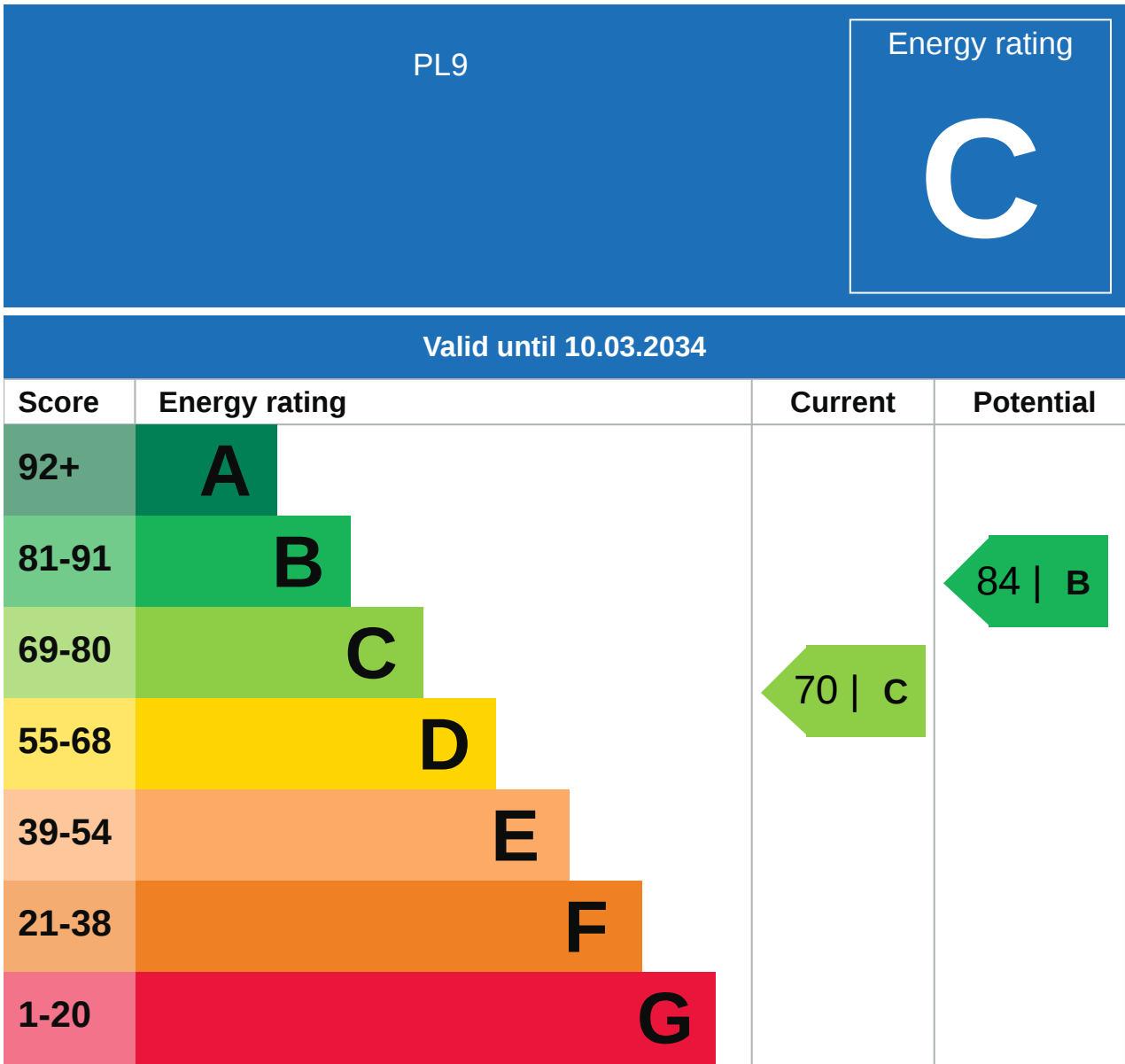
## Leasehold Title Plan

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**DN342683**

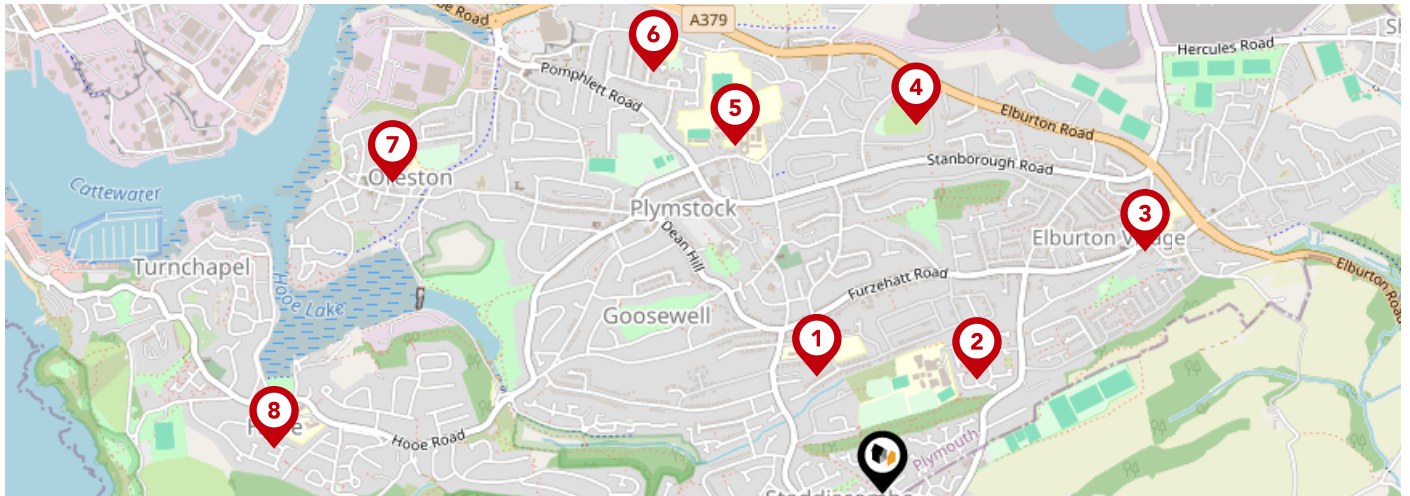
Start Date: 29/03/1994  
End Date: 30/03/2093  
Lease Term: 99 years from 30 March 1994  
Term Remaining: 68 years



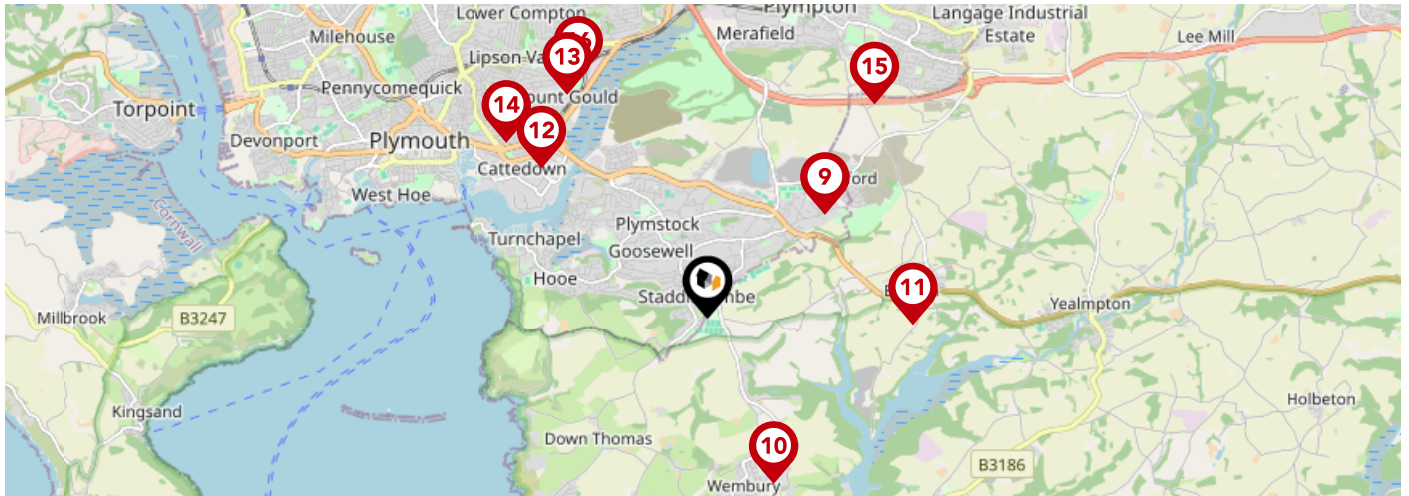
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>



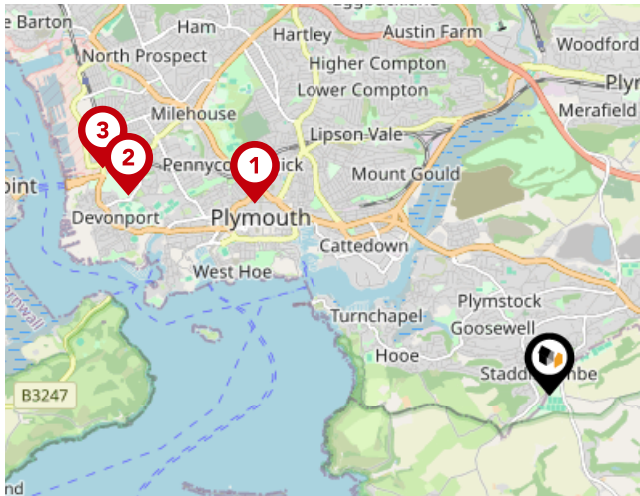


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



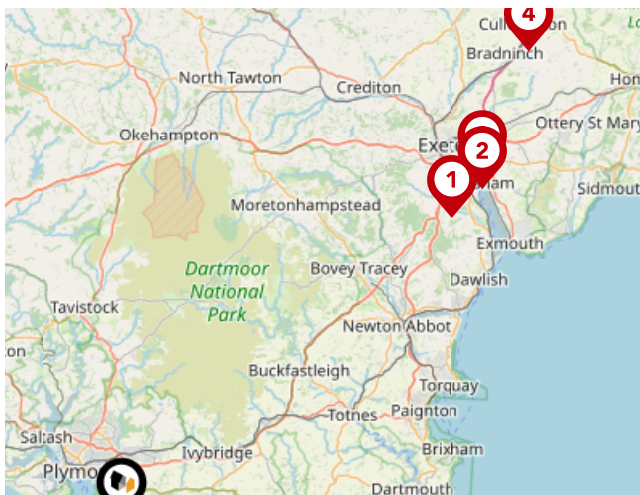
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance: 1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance: 2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance: 2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance: 2.53	<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> Ofsted Rating: Good   Pupils: 187   Distance: 2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance: 2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



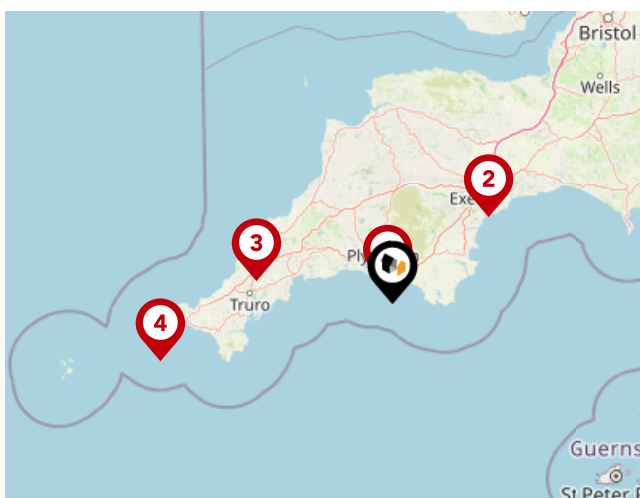
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.32 miles
2	Devonport Rail Station	4.4 miles
3	Dockyard (Plymouth) Rail Station	4.73 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.7 miles
2	M5 J30	36.87 miles
3	M5 J29	37.71 miles
4	M5 J28	46.67 miles



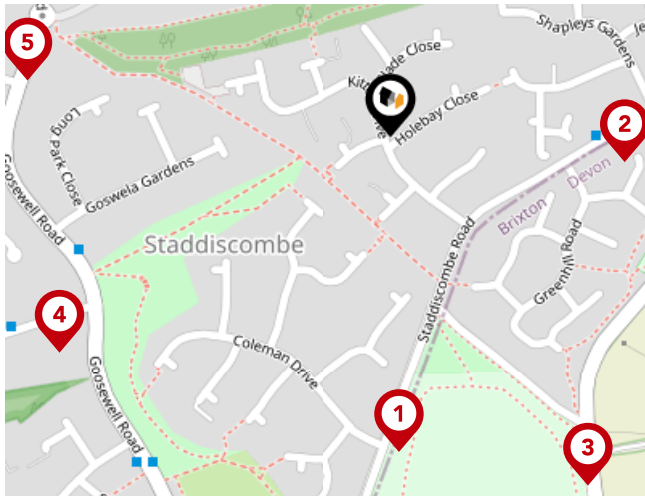
## Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.09 miles
2	Exeter Airport	39.27 miles
3	St Mawgan	41.31 miles
4	Joppa	72.31 miles



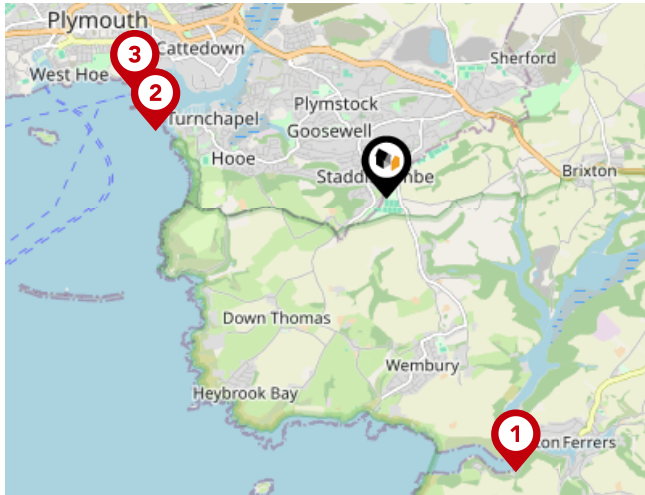
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Coleman Drive	0.19 miles
2	Shapleys Gardens	0.14 miles
3	Coombe Farm	0.24 miles
4	Holmwood Avenue	0.23 miles
5	Greenhill Close	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.87 miles
2	Plymouth Mount Batten Ferry Landing	2.26 miles
3	Plymouth (Barbican) Landing Stage	2.57 miles

## Important - Please Read

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# Lang Town & Country

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