

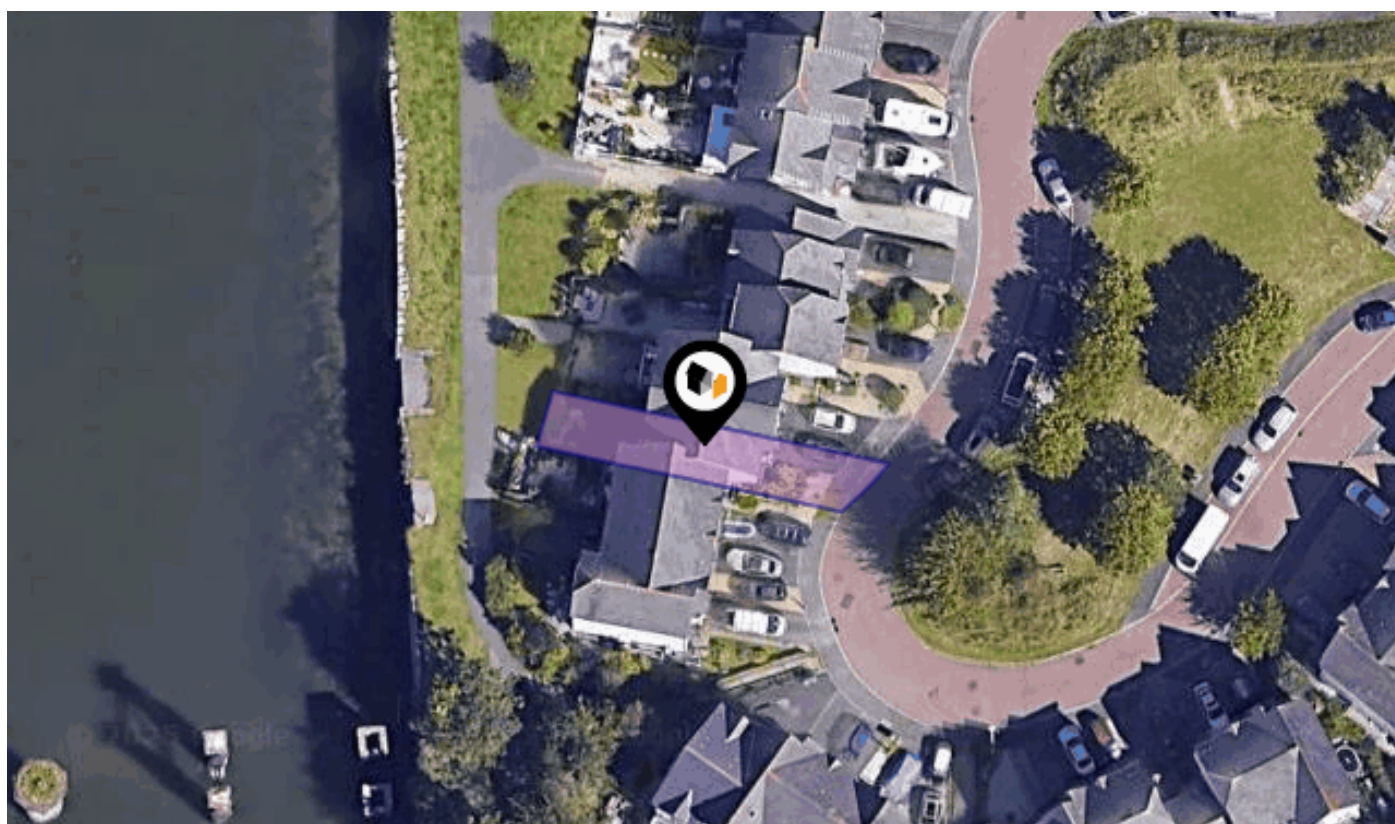


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22<sup>nd</sup> April 2025



## THE OLD WHARF, PLYMOUTH, PL9

### Lang Town & Country

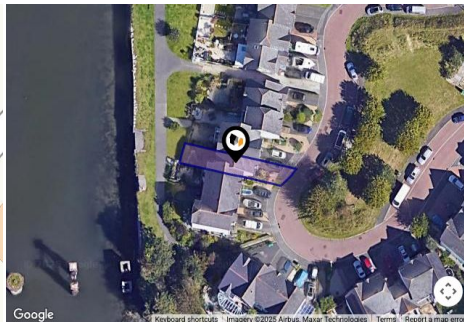
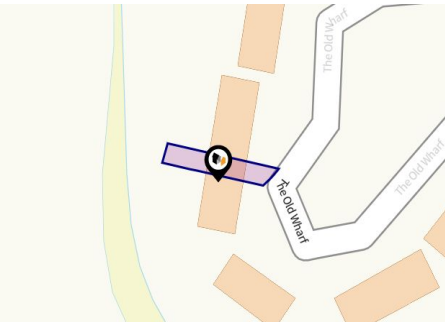
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,431 ft <sup>2</sup> / 133 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1998		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN408697		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

9 mb/s	41 mb/s	1800 mb/s

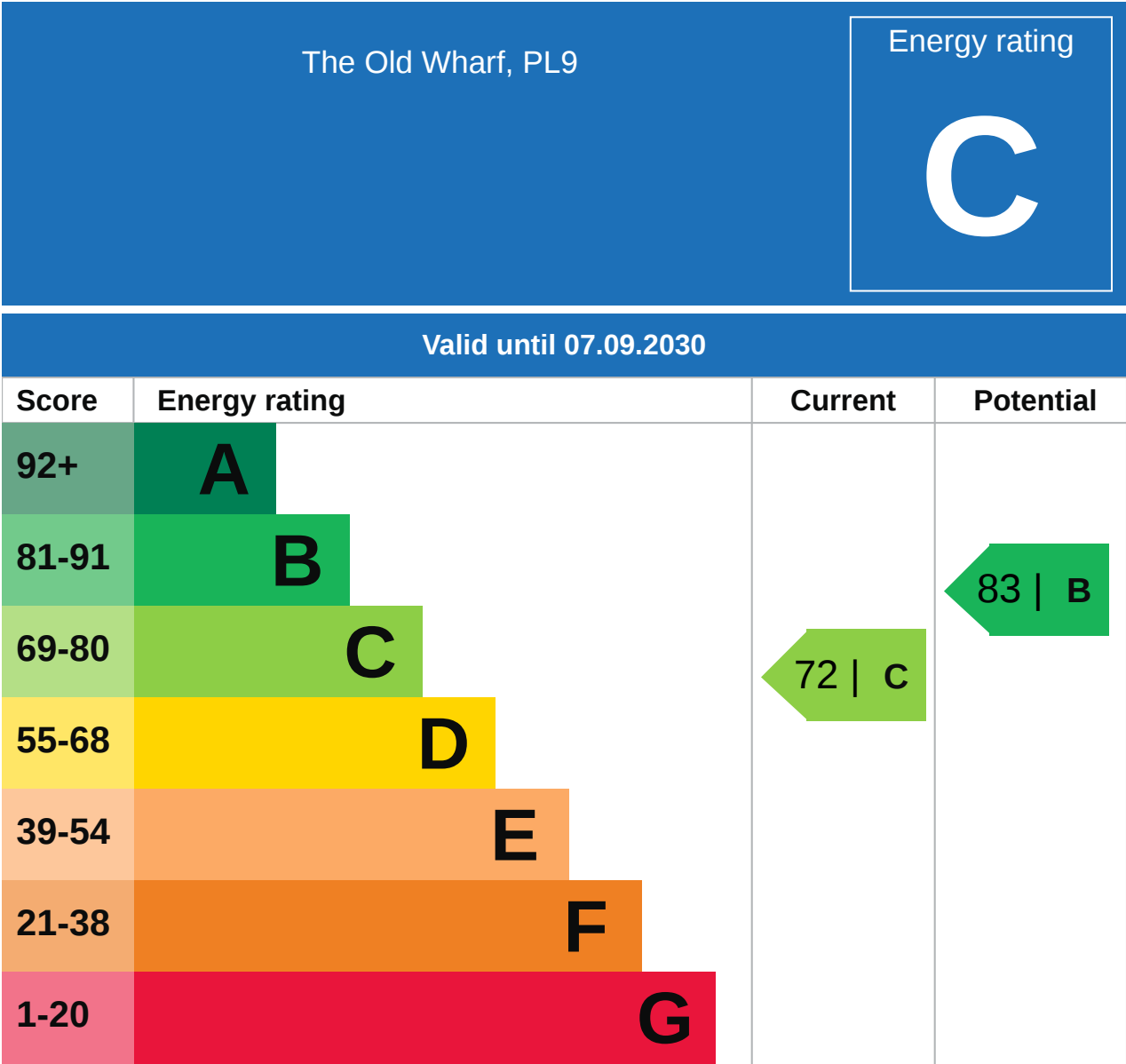
### Mobile Coverage:

(based on calls indoors)



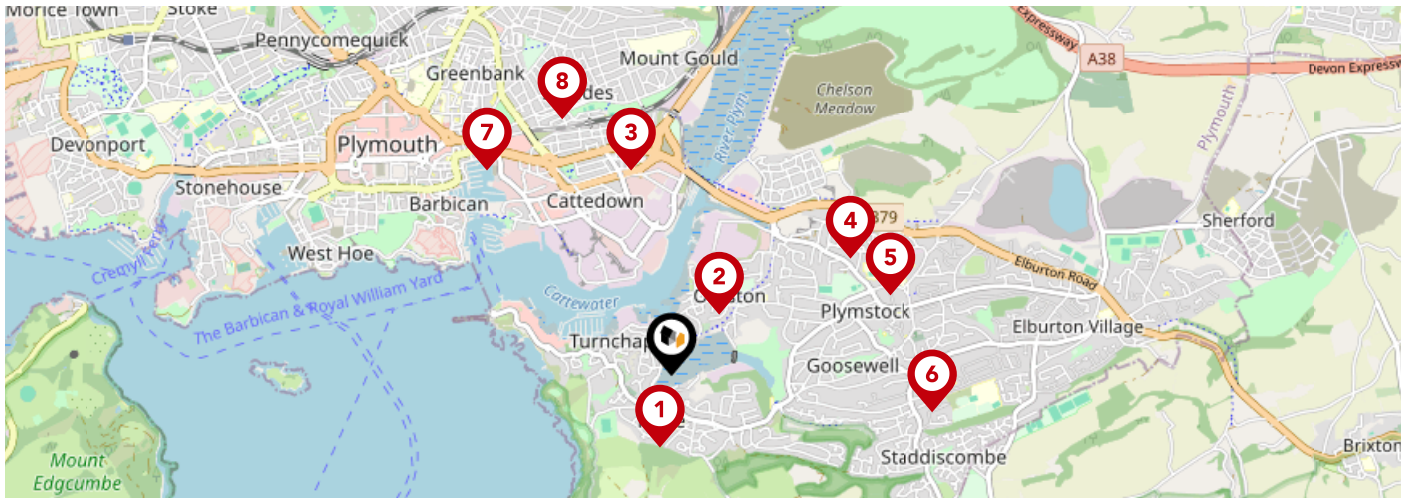
### Satellite/Fibre TV Availability:





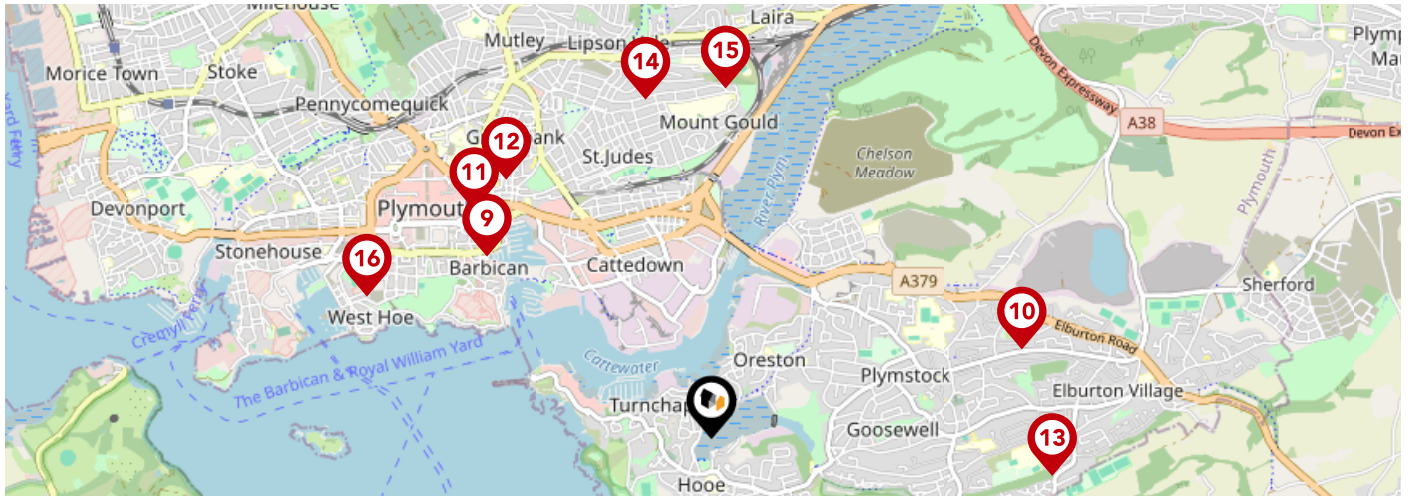
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<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 installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<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 92% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	133 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:0.34	<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:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.01	<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:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

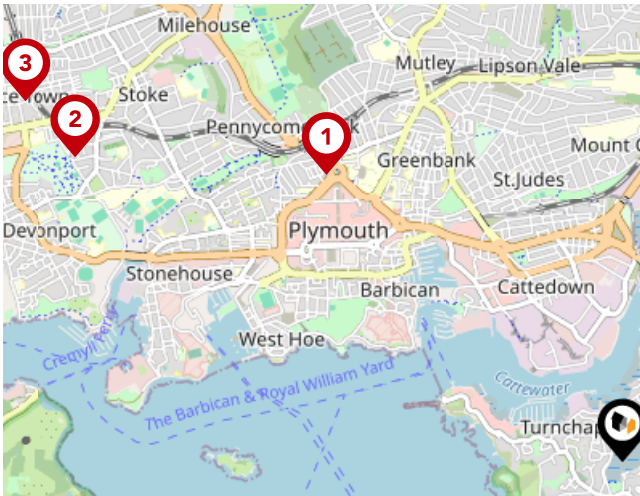




		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance: 1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance: 1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Arts University Plymouth</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Mount Street Primary School</b> Ofsted Rating: Good   Pupils: 258   Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance: 1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

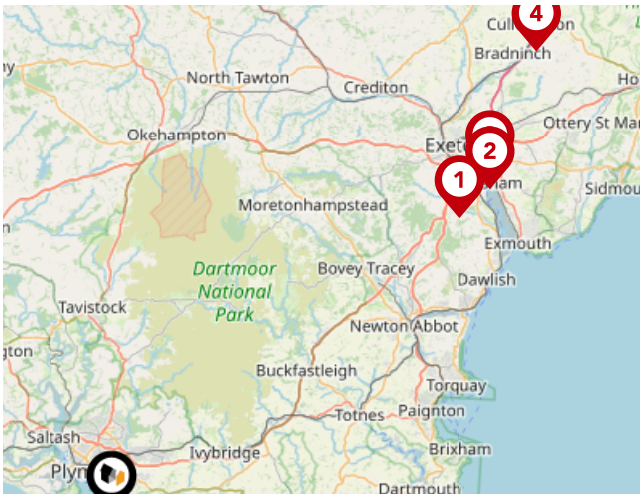
# Area

## Transport (National)



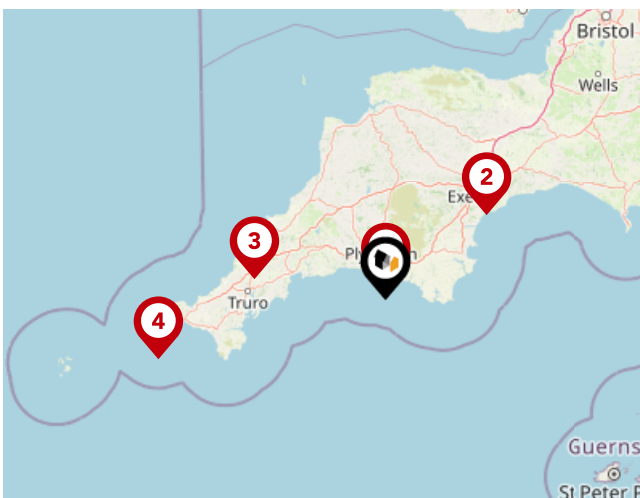
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.95 miles
2	Devonport Rail Station	2.96 miles
3	Dockyard (Plymouth) Rail Station	3.3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.44 miles
2	M5 J30	37.6 miles
3	M5 J29	38.42 miles
4	M5 J28	47.26 miles

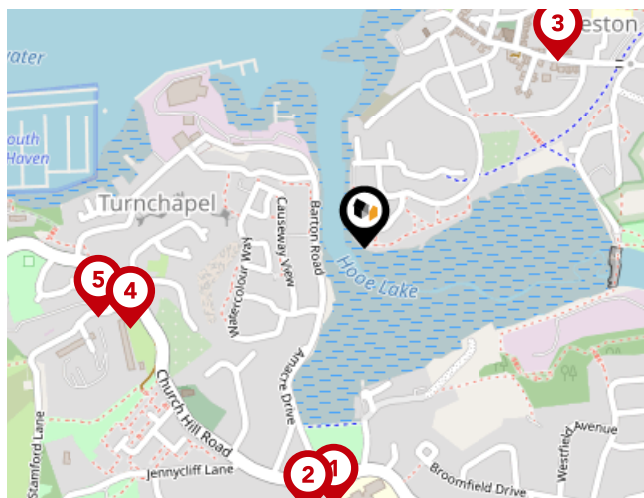


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.48 miles
2	Exeter Airport	40.02 miles
3	St Mawgan	39.87 miles
4	Joppa	71.06 miles

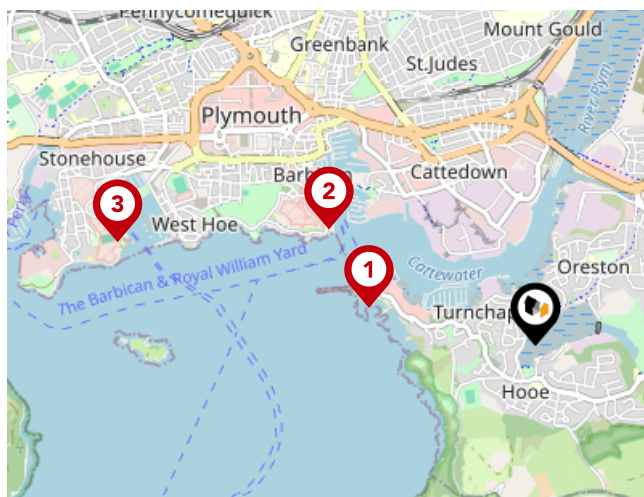
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hooe Lake	0.31 miles
2	Hooe Lake	0.32 miles
3	Oreston Road	0.32 miles
4	Tapson Drive	0.29 miles
5	St. John's Road	0.32 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	0.81 miles
2	Plymouth (Barbican) Landing Stage	1.12 miles
3	Plymouth Ferry Terminal	2.03 miles



## Important - Please Read

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# Lang Town & Country

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