

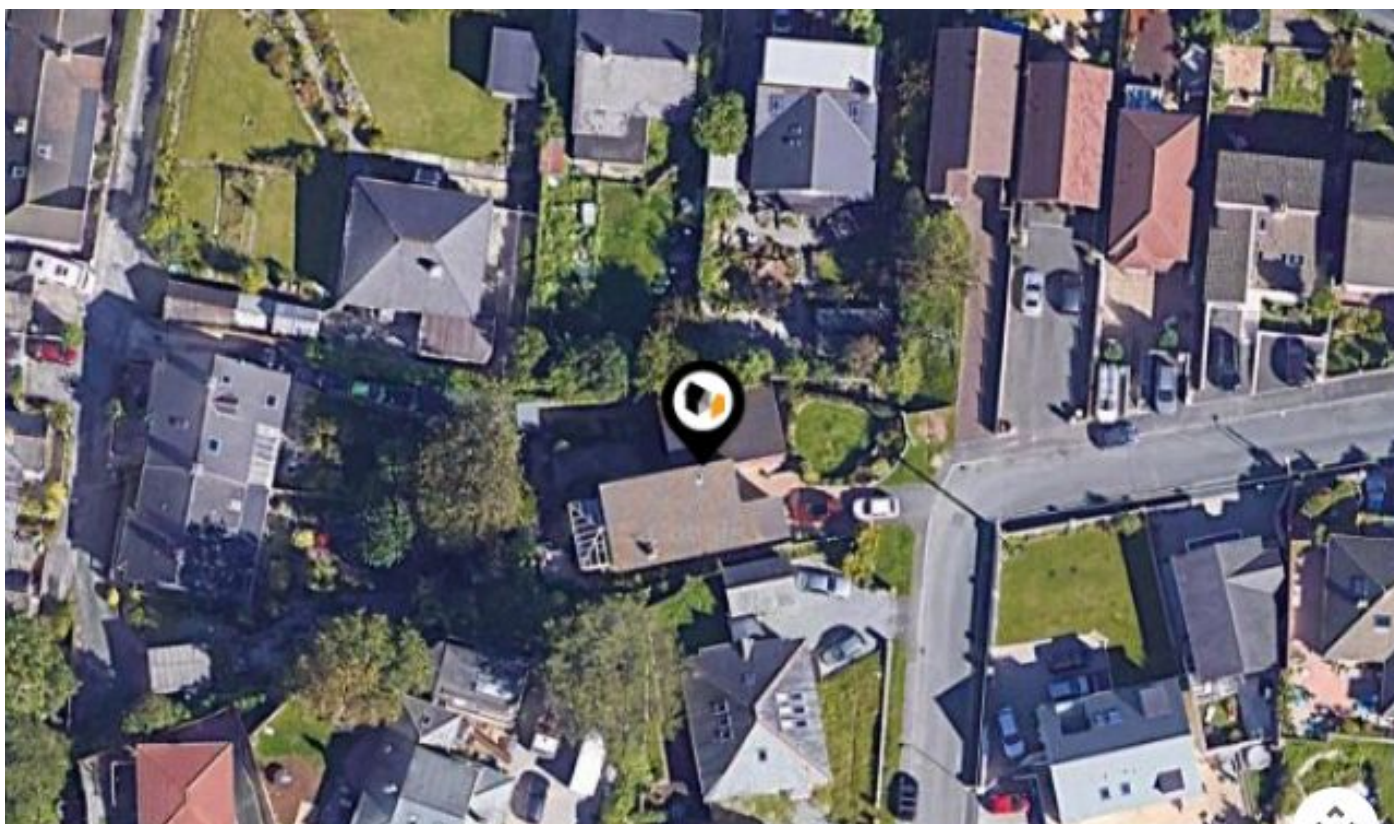


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 26th April 2025



ROCKY PARK ROAD, PLYMOUTH, PL9

Lang Town & Country

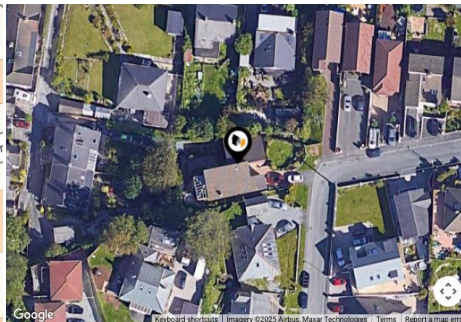
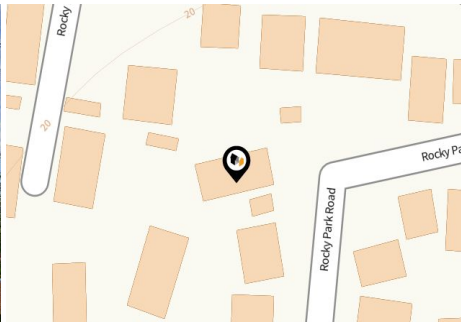
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,377 ft ² / 128 m ²
Year Built :	1950-1966

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)

18
mb/s



1800
mb/s



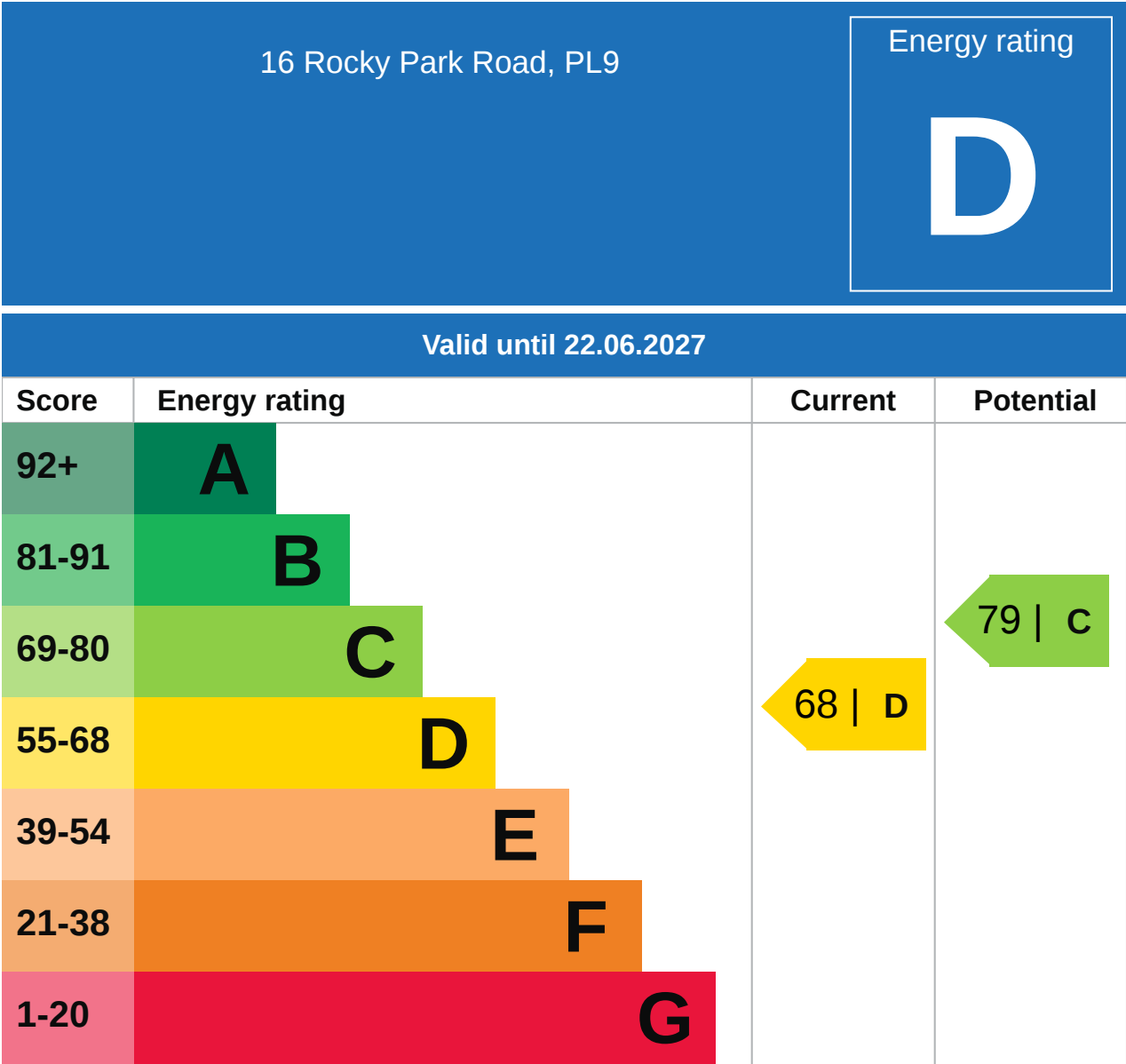
Mobile Coverage:

(based on calls indoors)



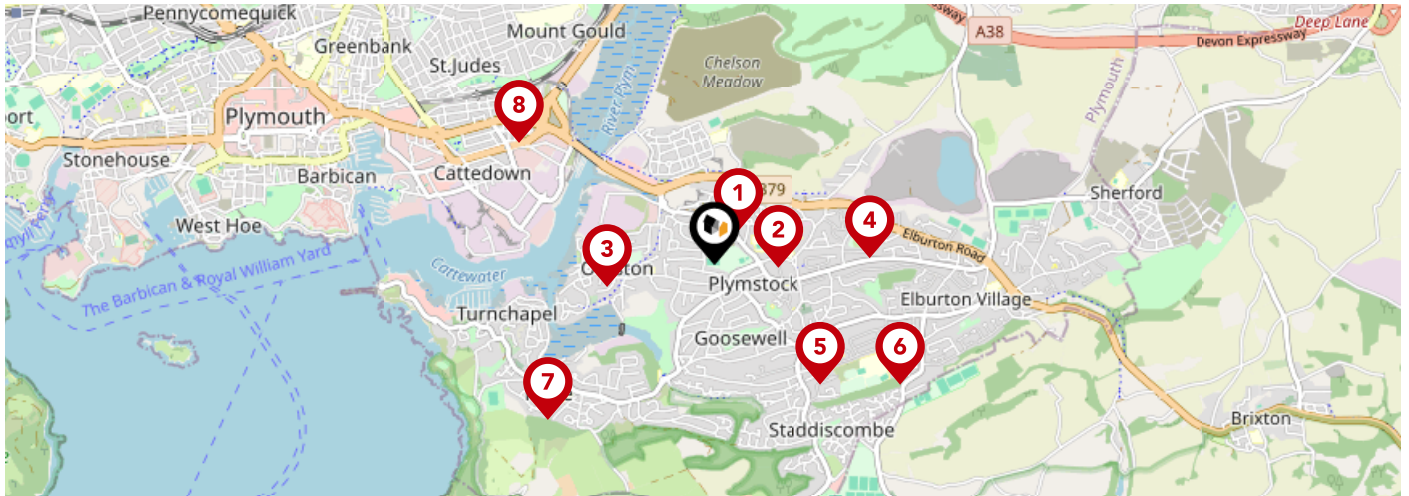
Satellite/Fibre TV Availability:



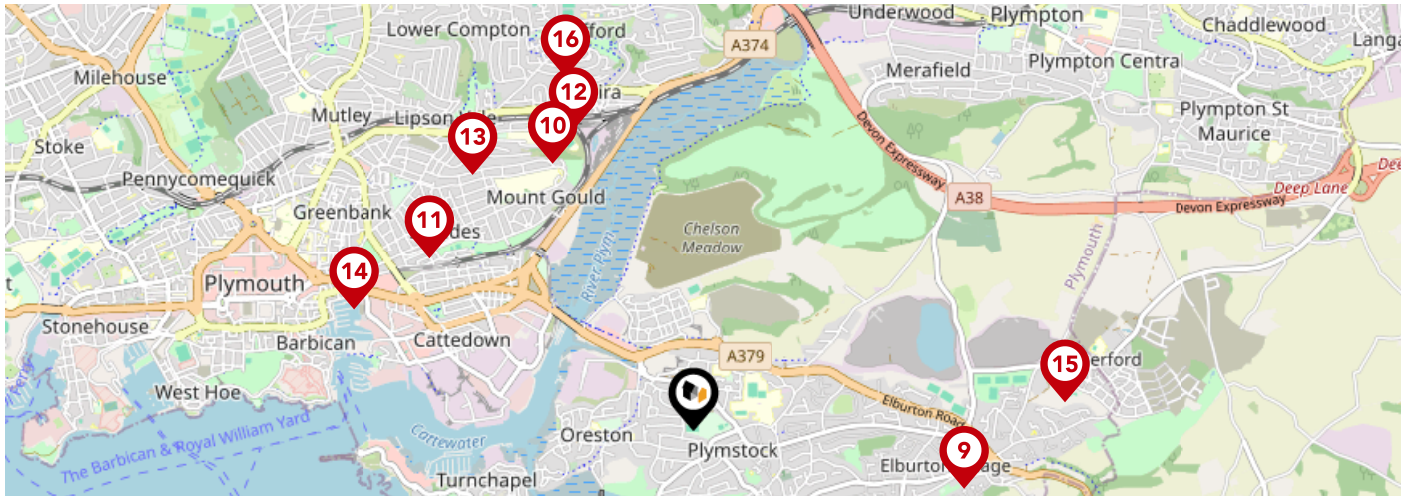


Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	128 m ²



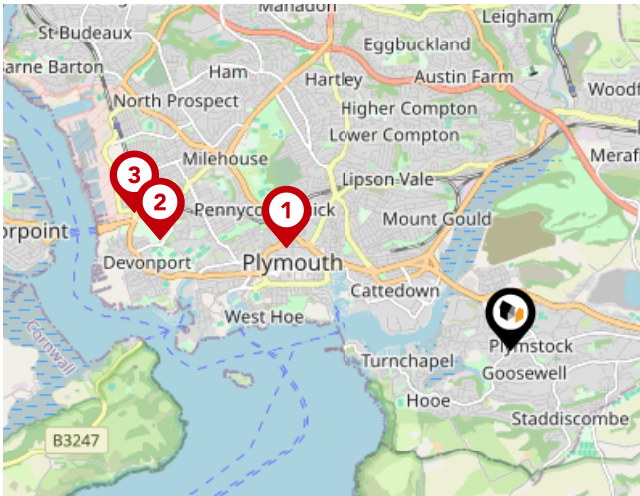
		Nursery	Primary	Secondary	College	Private
1	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

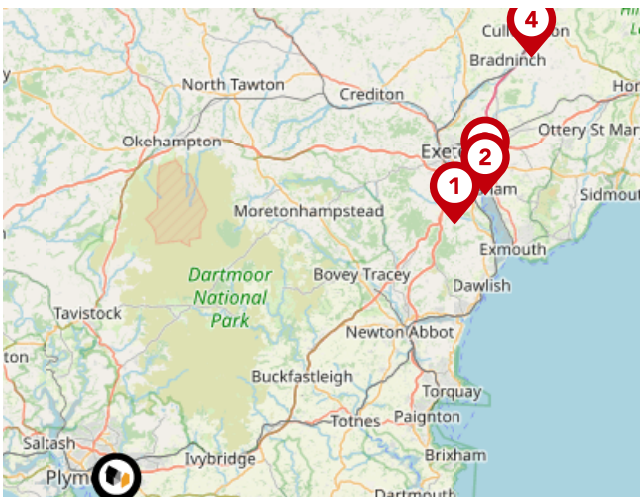
Area

Transport (National)



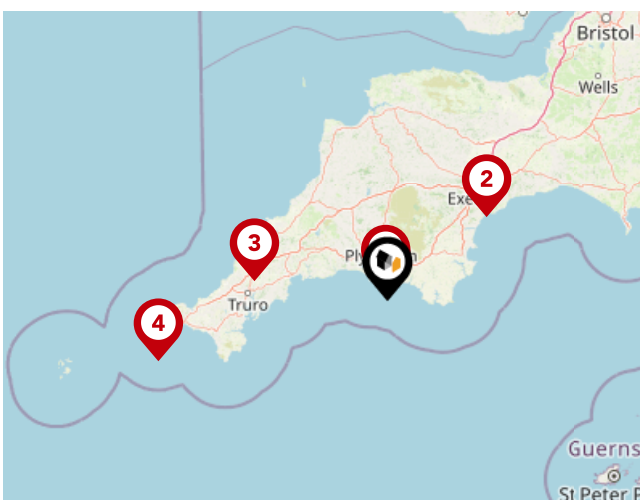
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.34 miles
2	Devonport Rail Station	3.48 miles
3	Dockyard (Plymouth) Rail Station	3.79 miles



Trunk Roads/Motorways

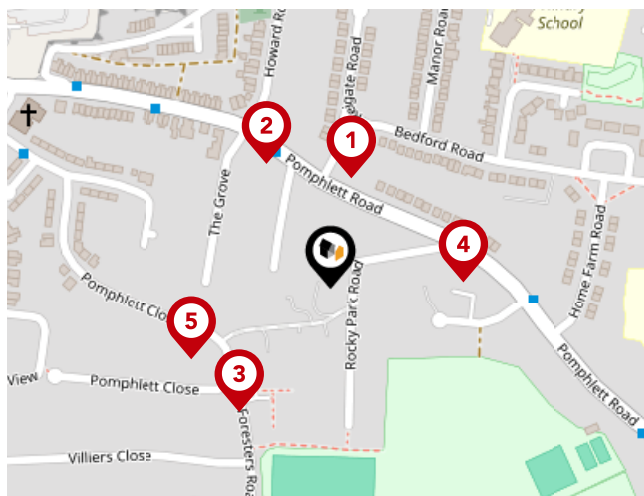
Pin	Name	Distance
1	M5 J31	33.63 miles
2	M5 J30	36.79 miles
3	M5 J29	37.61 miles
4	M5 J28	46.48 miles



Airports/Helipads

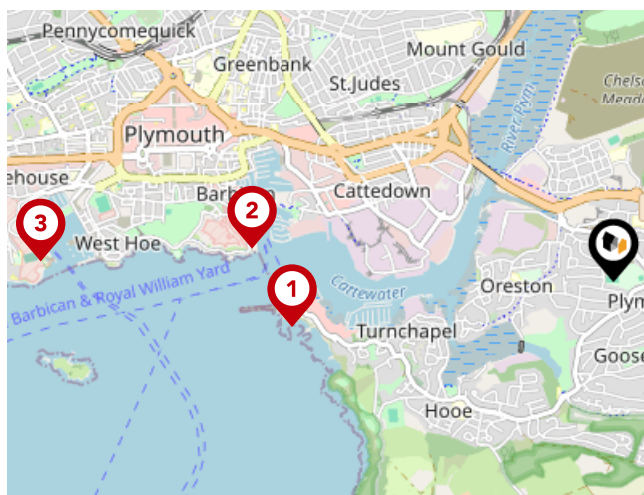
Pin	Name	Distance
1	Glenholt	4.14 miles
2	Exeter Airport	39.2 miles
3	St Mawgan	40.53 miles
4	Joppa	71.87 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Reigate Road	0.07 miles
2	Howard Road	0.08 miles
3	Pomphlett Close	0.09 miles
4	Rocky Park Road	0.08 miles
5	Pomphlett Close	0.09 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.53 miles
2	Plymouth (Barbican) Landing Stage	1.72 miles
3	Plymouth Ferry Terminal	2.71 miles

Important - Please Read

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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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