

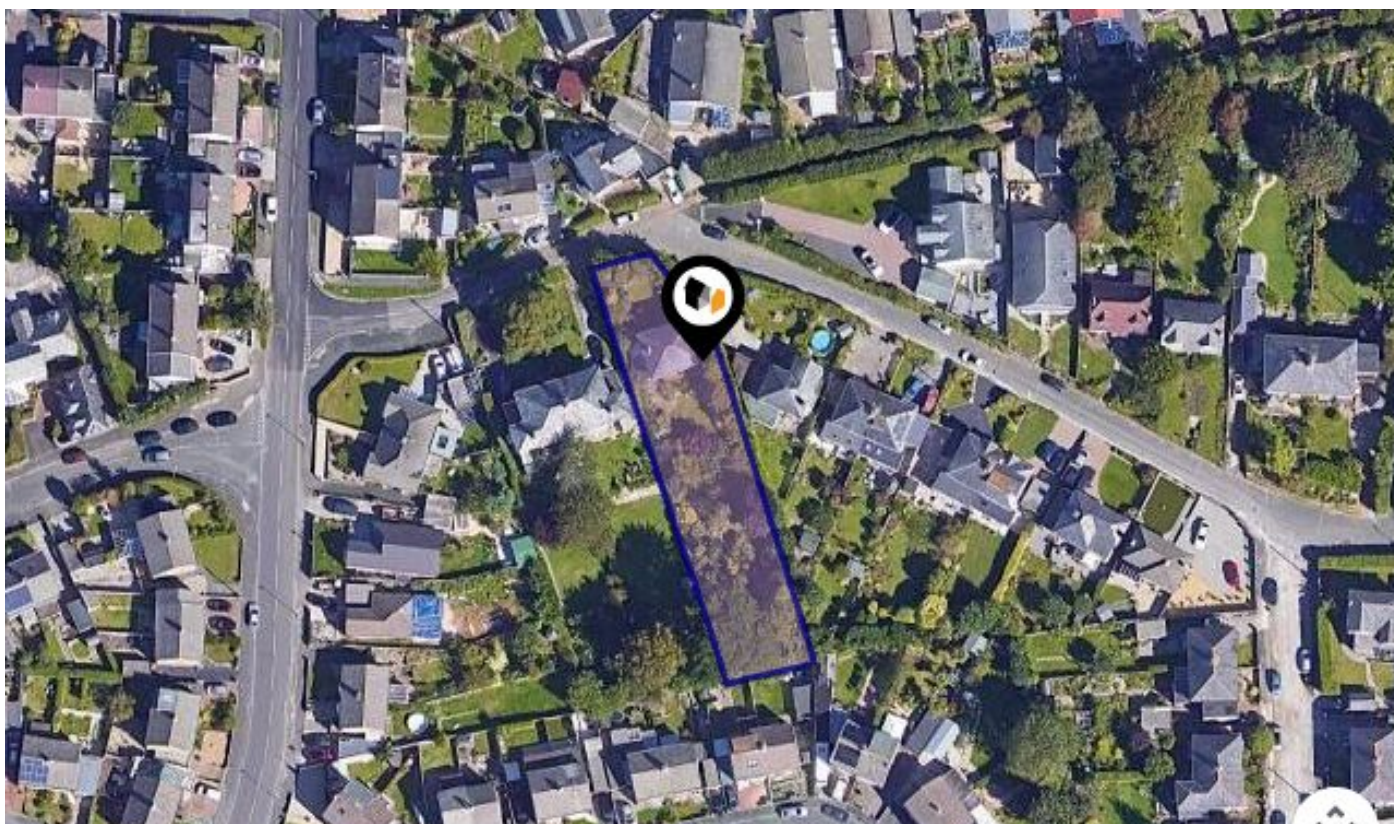


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 29<sup>th</sup> April 2025**



**DUNSTONE ROAD, PLYMSTOCK, PLYMOUTH, PL9**

## **Lang Town & Country**

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,130 ft <sup>2</sup> / 105 m <sup>2</sup>		
<b>Plot Area:</b>	0.3 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,842		
<b>Title Number:</b>	DN23607		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

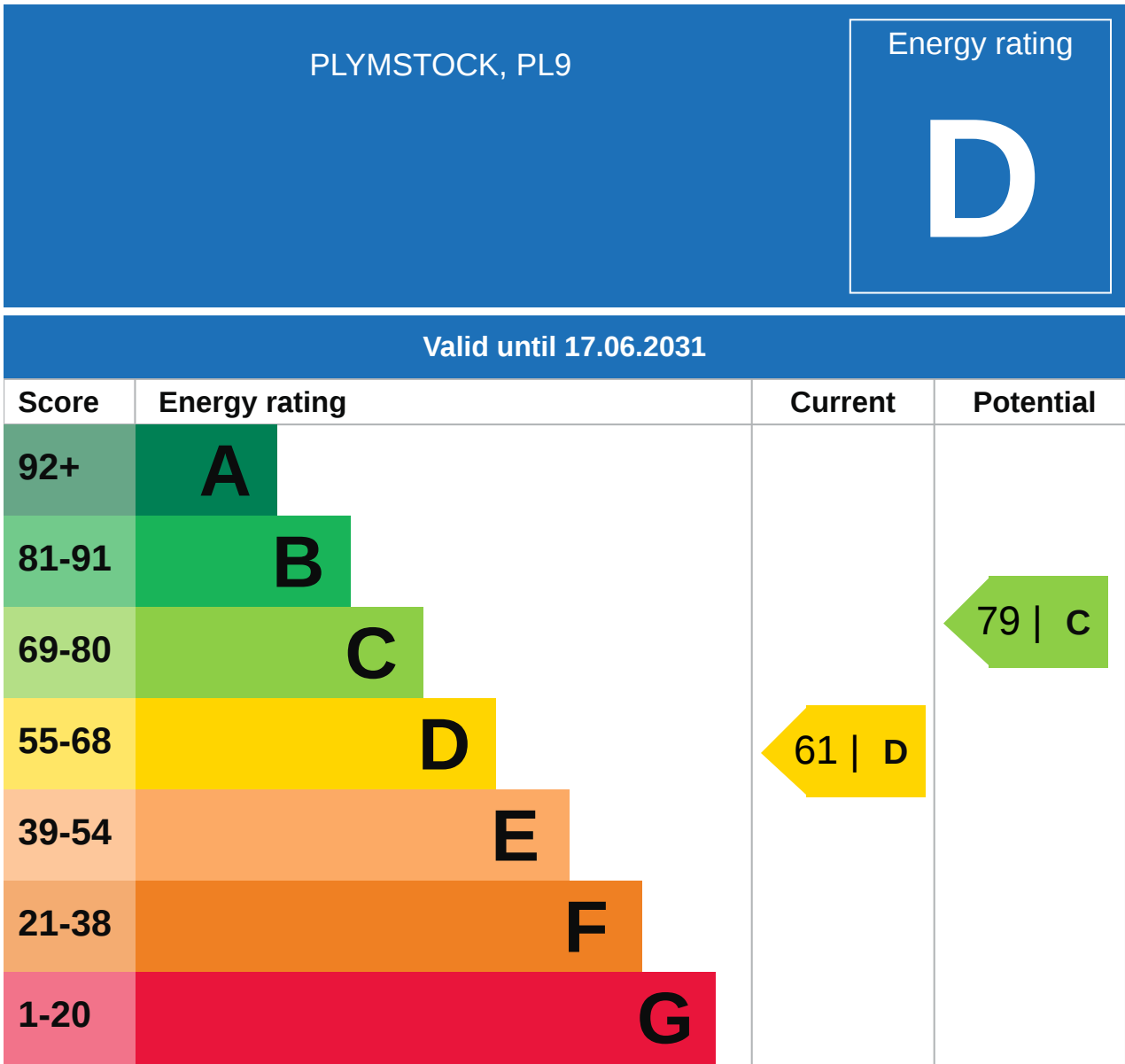
<b>16</b> mb/s	<b>64</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

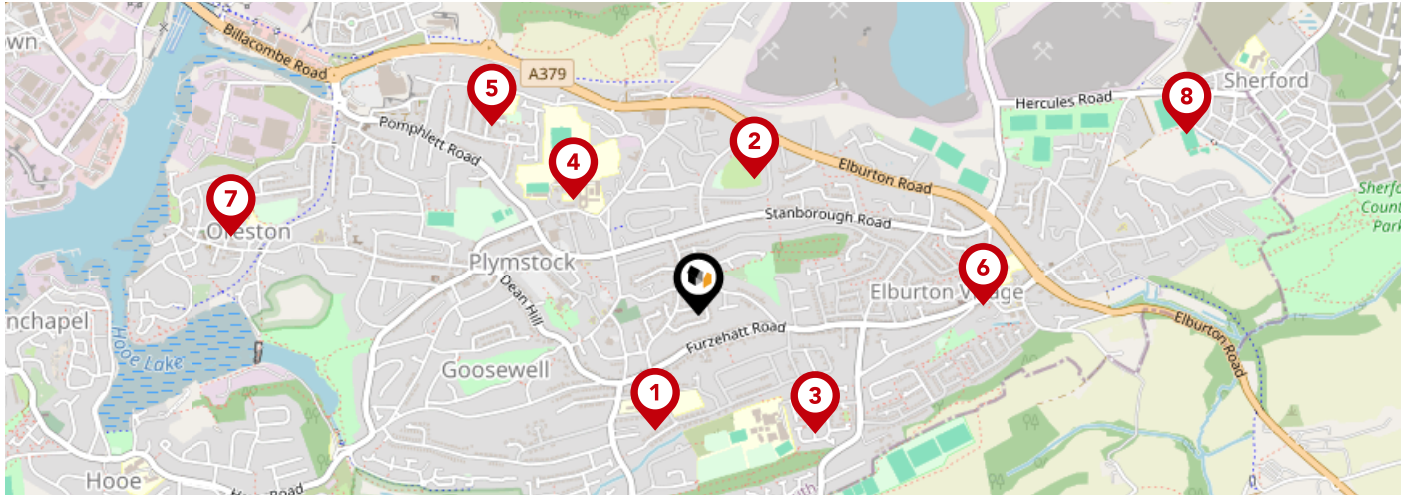




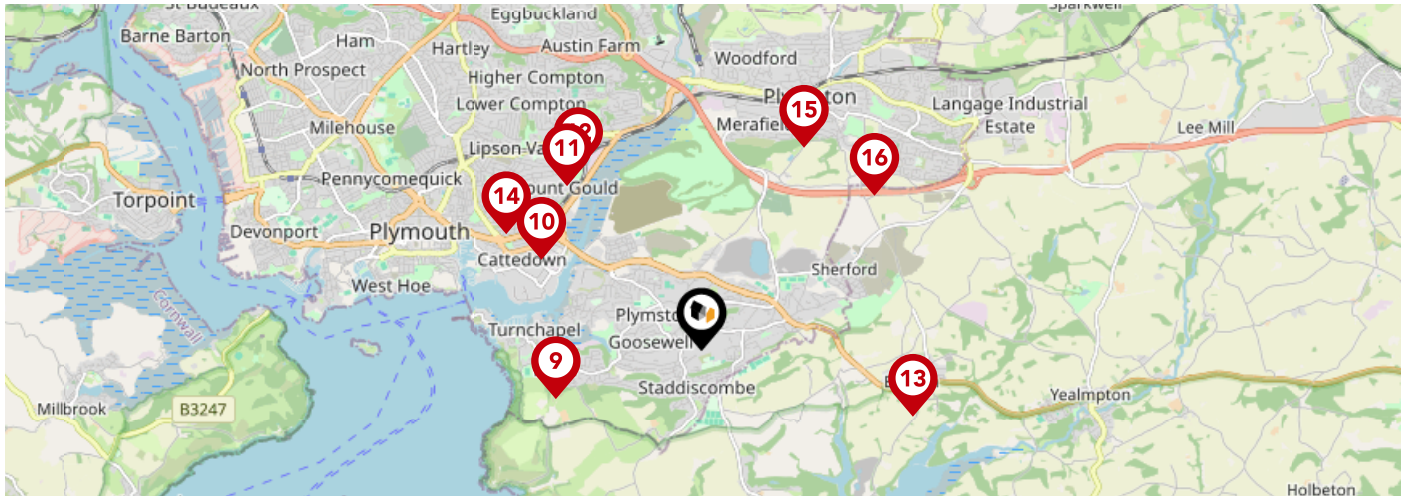
## Additional EPC Data









<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, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	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>	105 m <sup>2</sup>



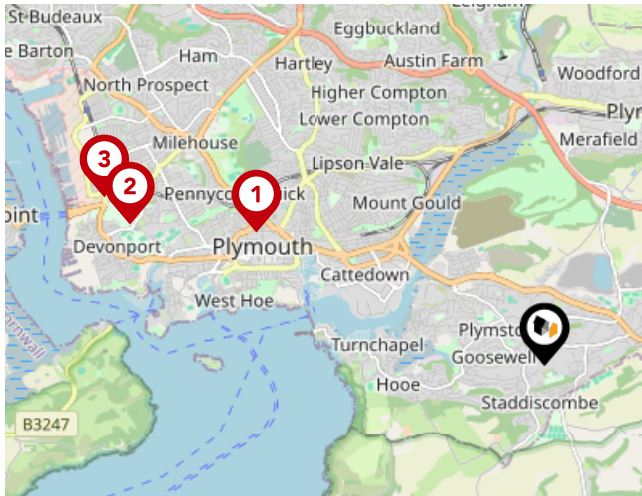


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:0.4	<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:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:0.68	<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:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



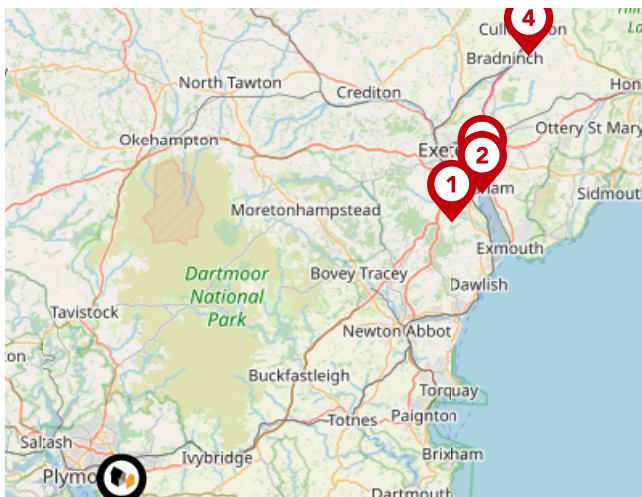
		Nursery	Primary	Secondary	College	Private
	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:2.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plympton St Mary's CofE Infant School</b> Ofsted Rating: Good   Pupils: 100   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



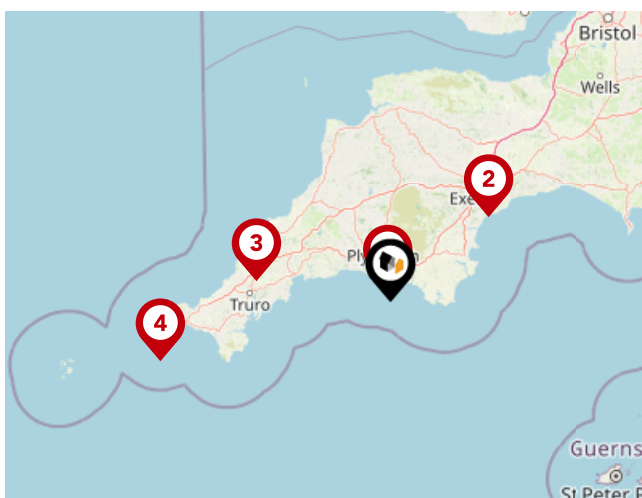
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.01 miles
2	Devonport Rail Station	4.15 miles
3	Dockyard (Plymouth) Rail Station	4.46 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.37 miles
2	M5 J30	36.53 miles
3	M5 J29	37.37 miles
4	M5 J28	46.29 miles

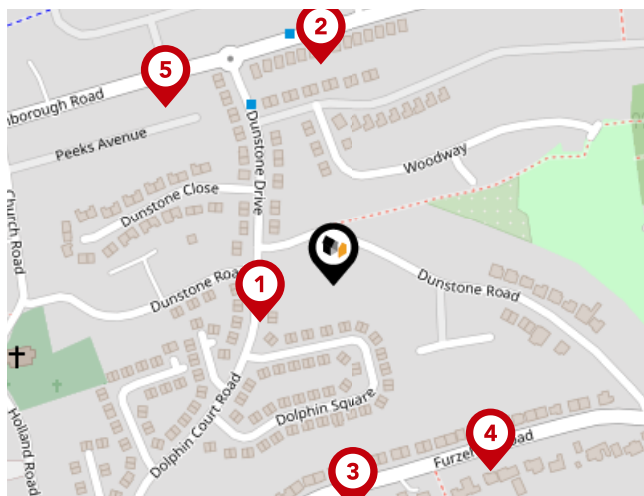


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.55 miles
2	Exeter Airport	38.94 miles
3	St Mawgan	41.17 miles
4	Joppa	72.38 miles

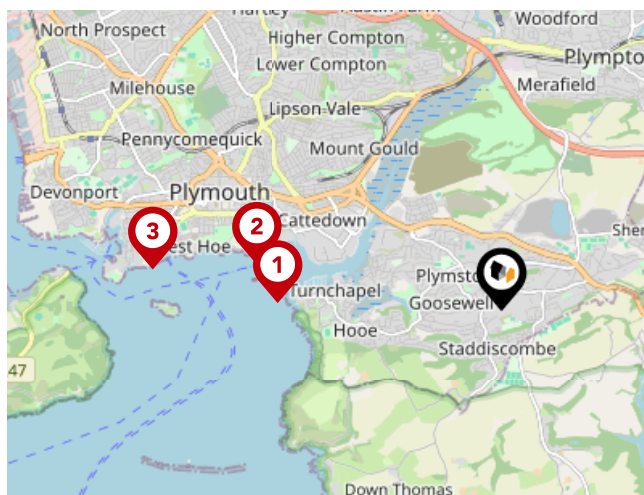
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Dunstone Road	0.05 miles
2	Southernway	0.13 miles
3	Furzehatt Road	0.13 miles
4	Dunstone Road	0.14 miles
5	Easterdown Close	0.14 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.13 miles
2	Plymouth (Barbican) Landing Stage	2.36 miles
3	Plymouth Ferry Terminal	3.33 miles



## Important - Please Read

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# Lang Town & Country

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