

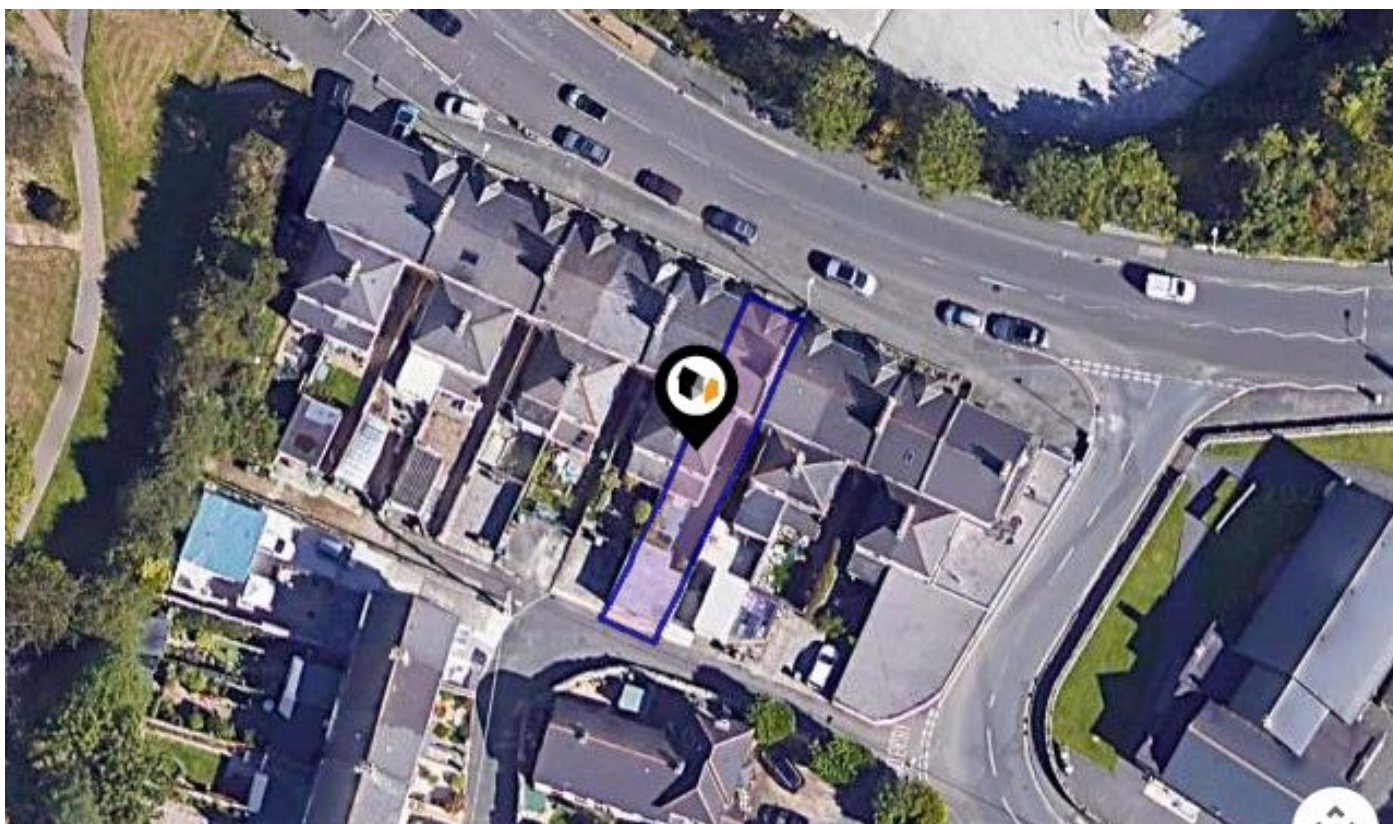


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st May 2025



POMPHLETT ROAD, PLYMOUTH, PL9

Lang Town & Country

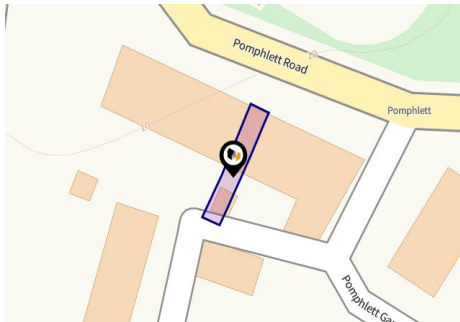
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,323 ft ² / 123 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£2,067		
Title Number:	DN687761		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11
mb/s



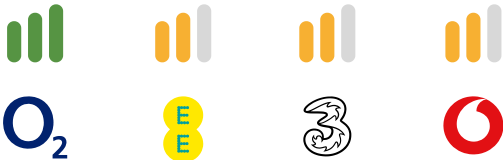
132
mb/s



1000
mb/s

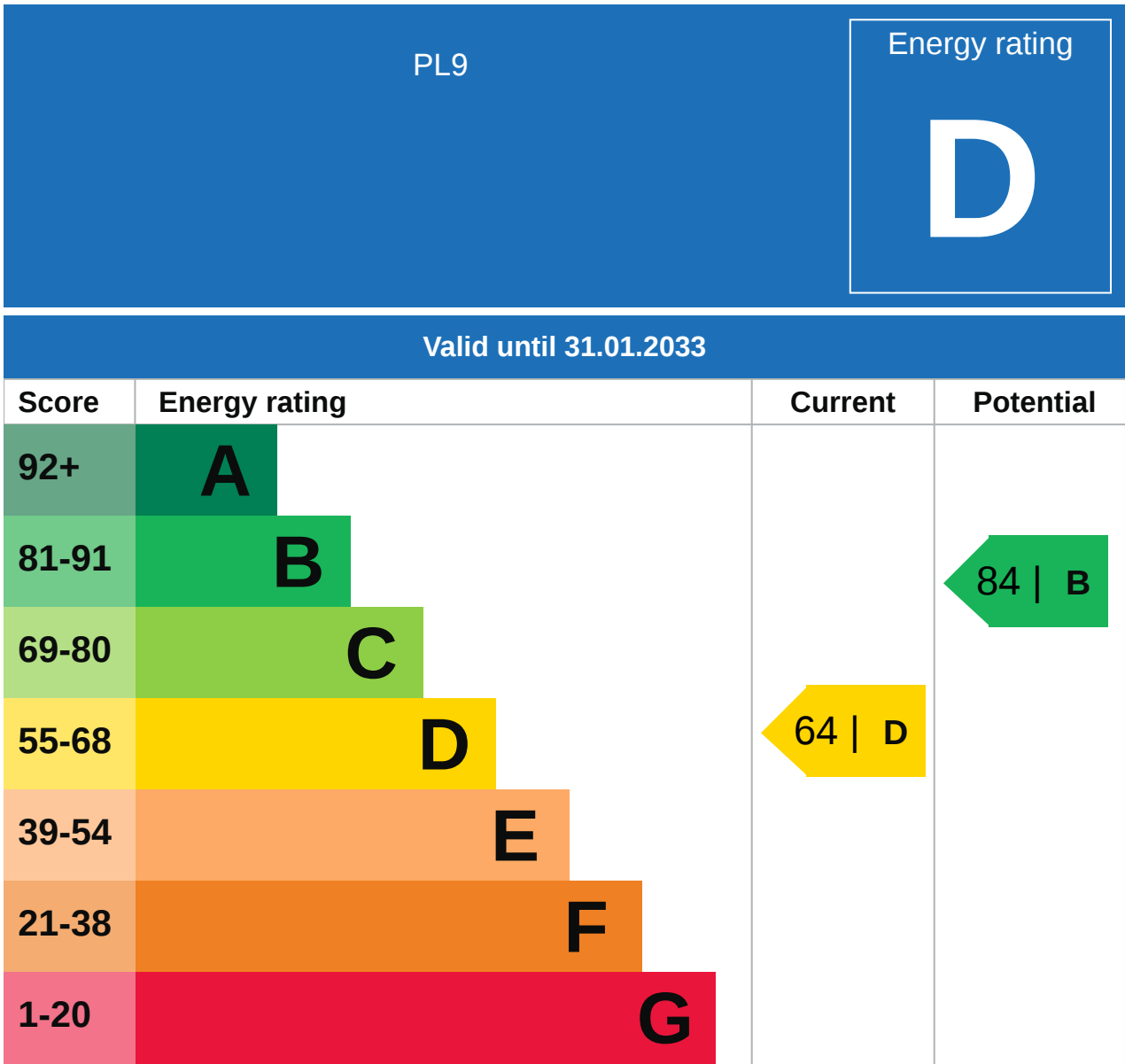


Mobile Coverage: (based on calls indoors)



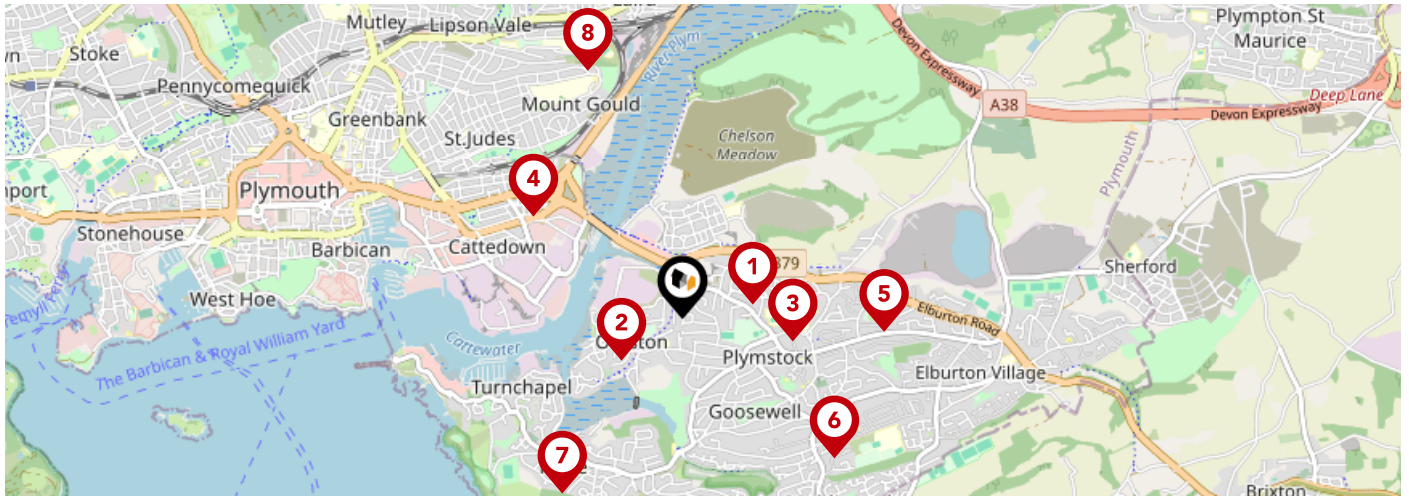
Satellite/Fibre TV Availability:



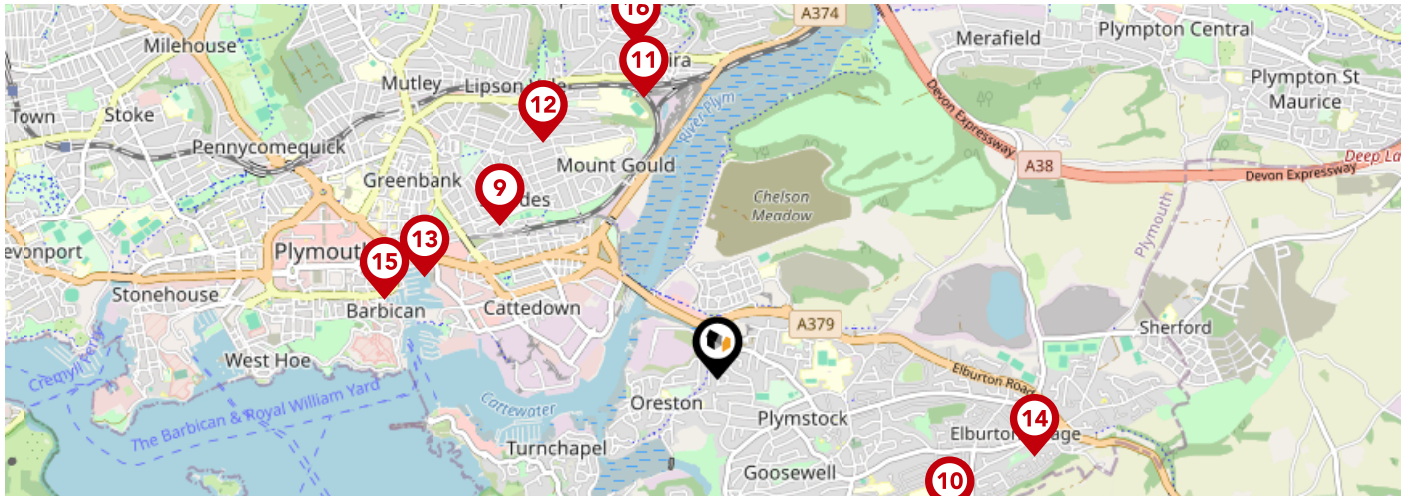


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 91% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	123 m ²

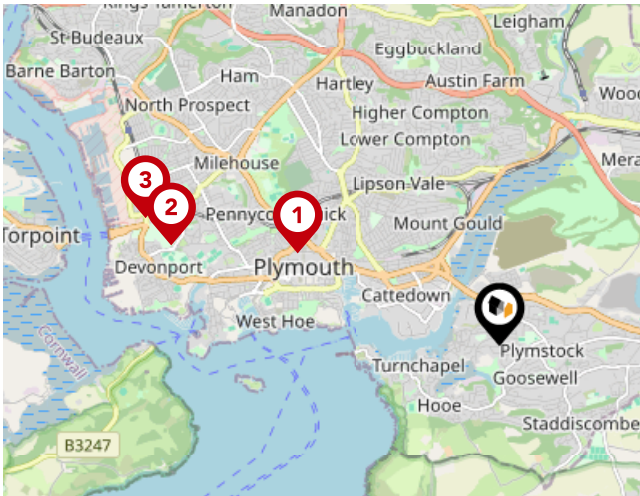


		Nursery	Primary	Secondary	College	Private
1	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



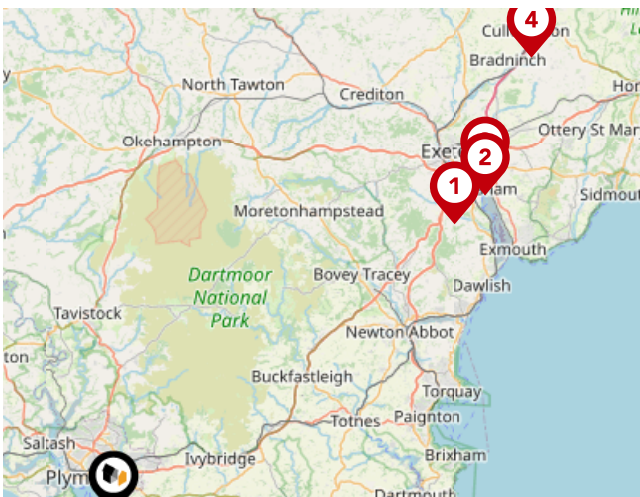
		Nursery	Primary	Secondary	College	Private
9	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance: 1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance: 1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance: 1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance: 1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	High View School Ofsted Rating: Outstanding Pupils: 356 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



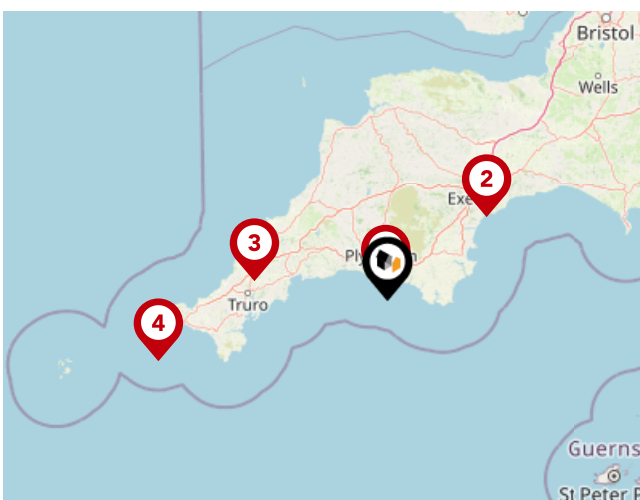
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.11 miles
2	Devonport Rail Station	3.25 miles
3	Dockyard (Plymouth) Rail Station	3.56 miles



Trunk Roads/Motorways

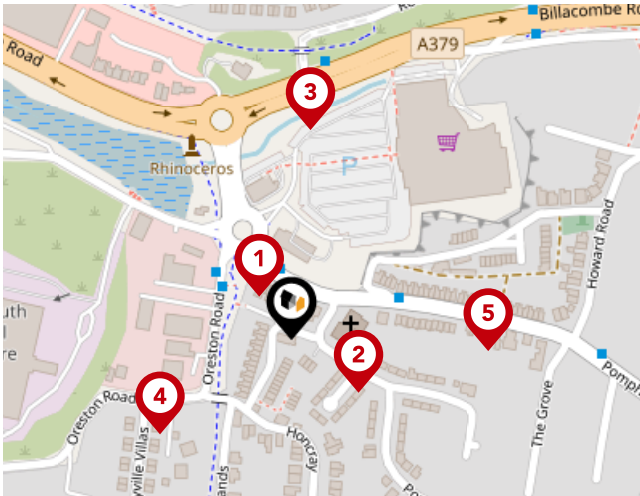
Pin	Name	Distance
1	M5 J31	33.73 miles
2	M5 J30	36.89 miles
3	M5 J29	37.71 miles
4	M5 J28	46.55 miles



Airports/Helipads

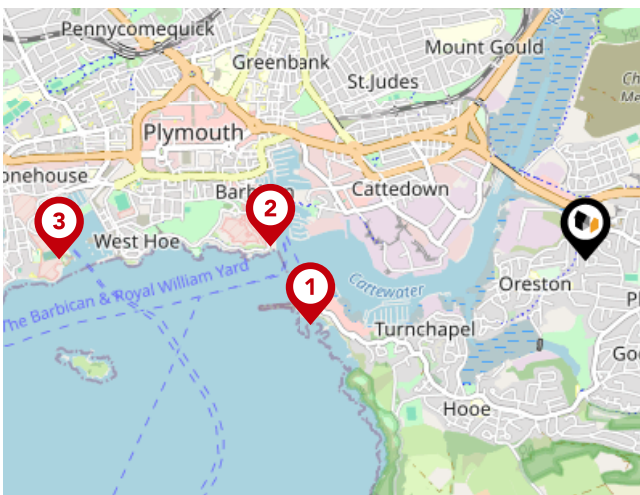
Pin	Name	Distance
1	Glenholt	4.01 miles
2	Exeter Airport	39.31 miles
3	St Mawgan	40.3 miles
4	Joppa	71.68 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pomphlett Roundabout	0.03 miles
2	Pomphlett Methodist Church	0.05 miles
3	Pomphlett Superstore	0.12 miles
4	Thornyville Villas	0.1 miles
5	Blue Peter	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.34 miles
2	Plymouth (Barbican) Landing Stage	1.5 miles
3	Plymouth Ferry Terminal	2.49 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lang Town & Country

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Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com

