

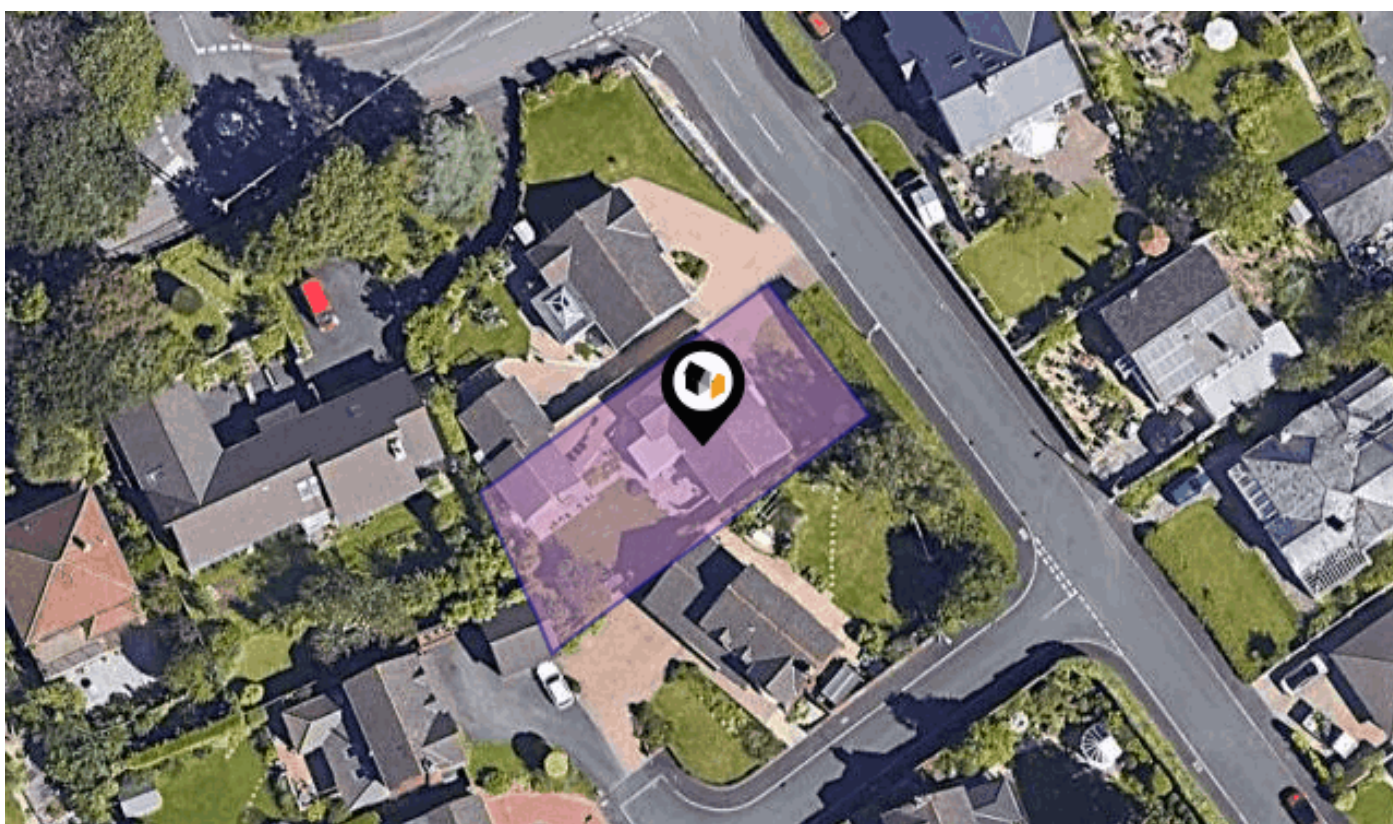


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th September 2025



BROOKWOOD ROAD, PLYMOUTH, PL9

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	893 ft ² / 83 m ²
Plot Area:	0.12 acres
Council Tax :	Band E
Annual Estimate:	£2,842
Title Number:	DN134455

Tenure: Freehold

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)

25
mb/s



1000
mb/s

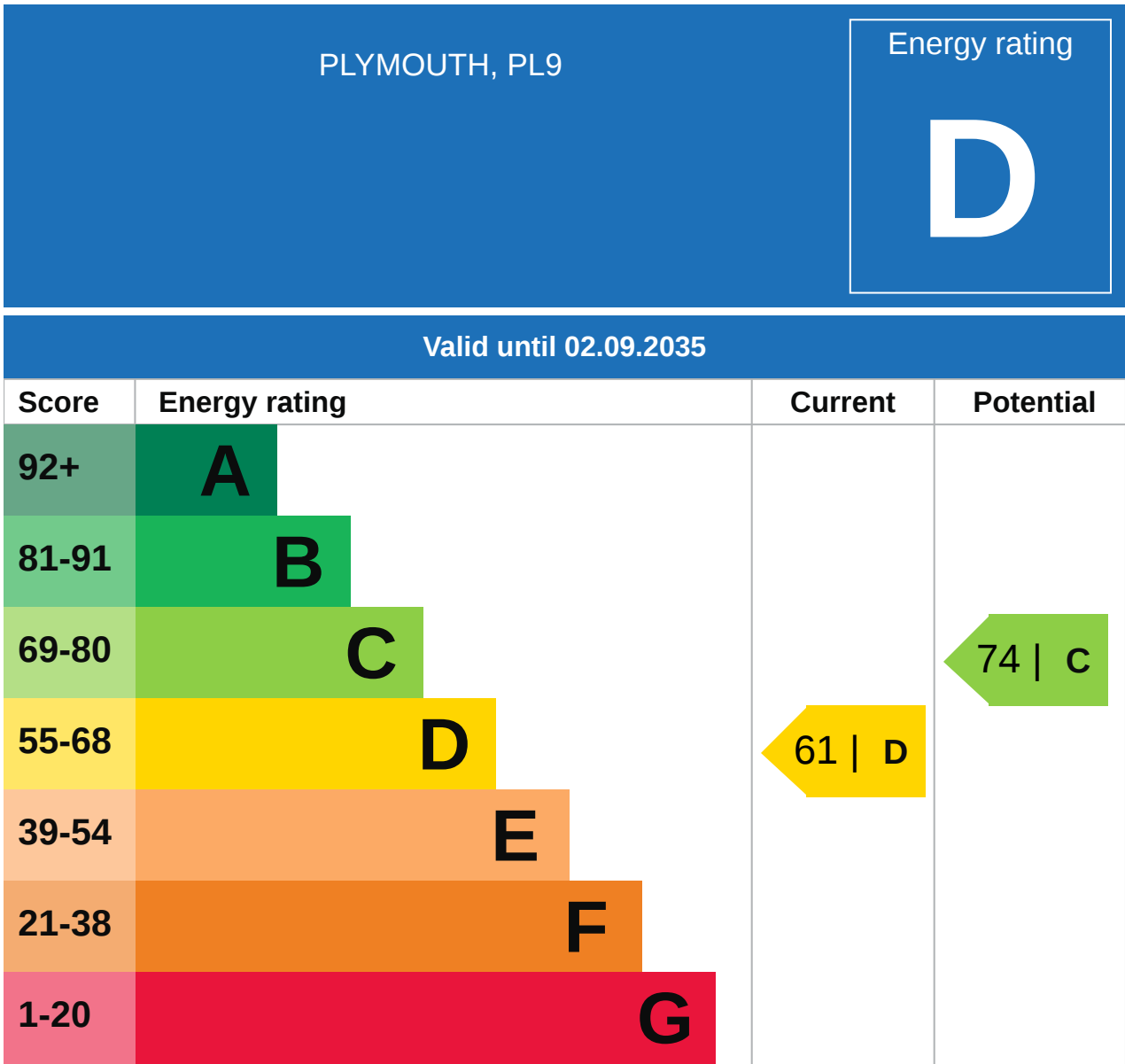


Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

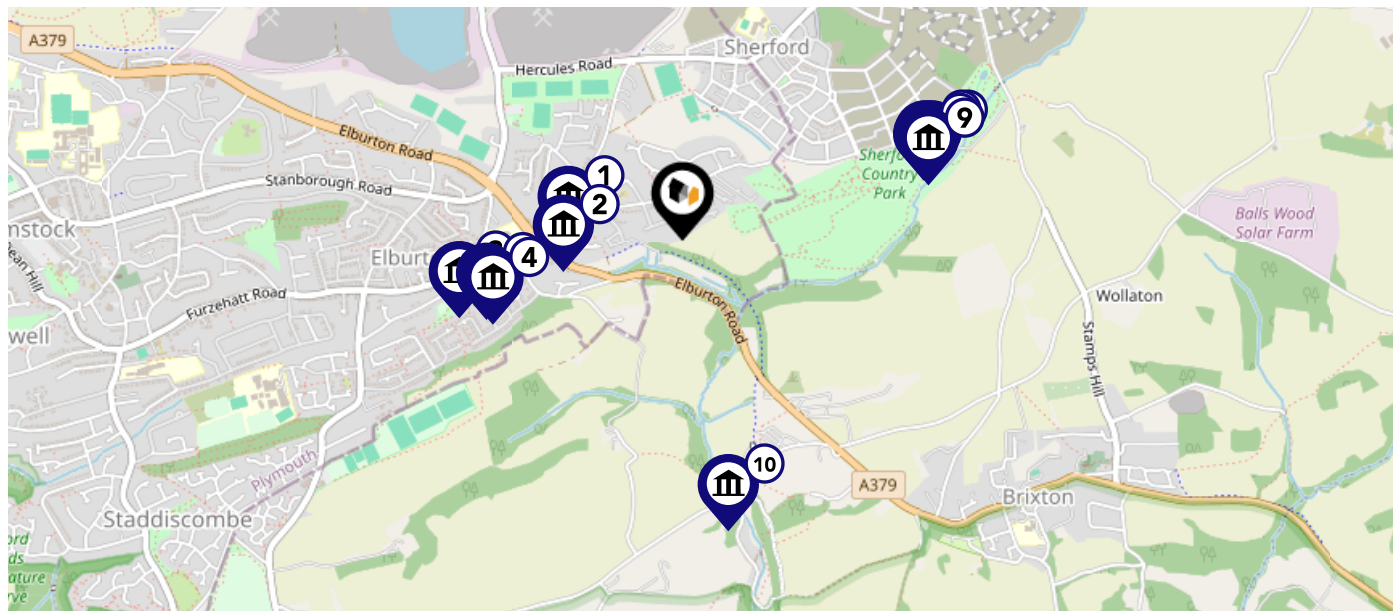




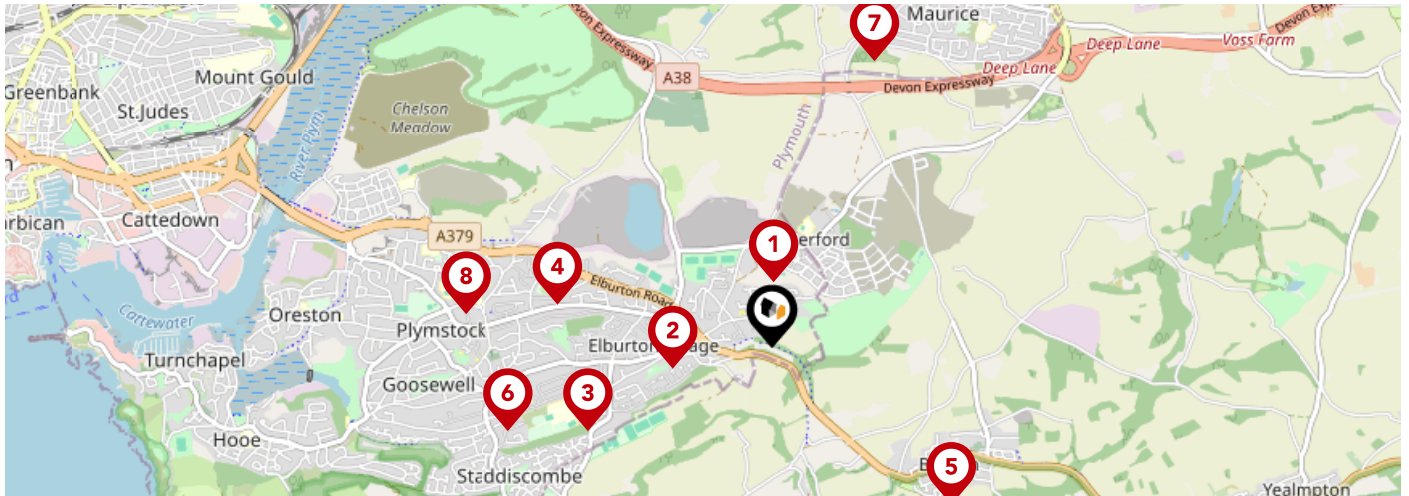
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Room thermostat only
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	83 m ²

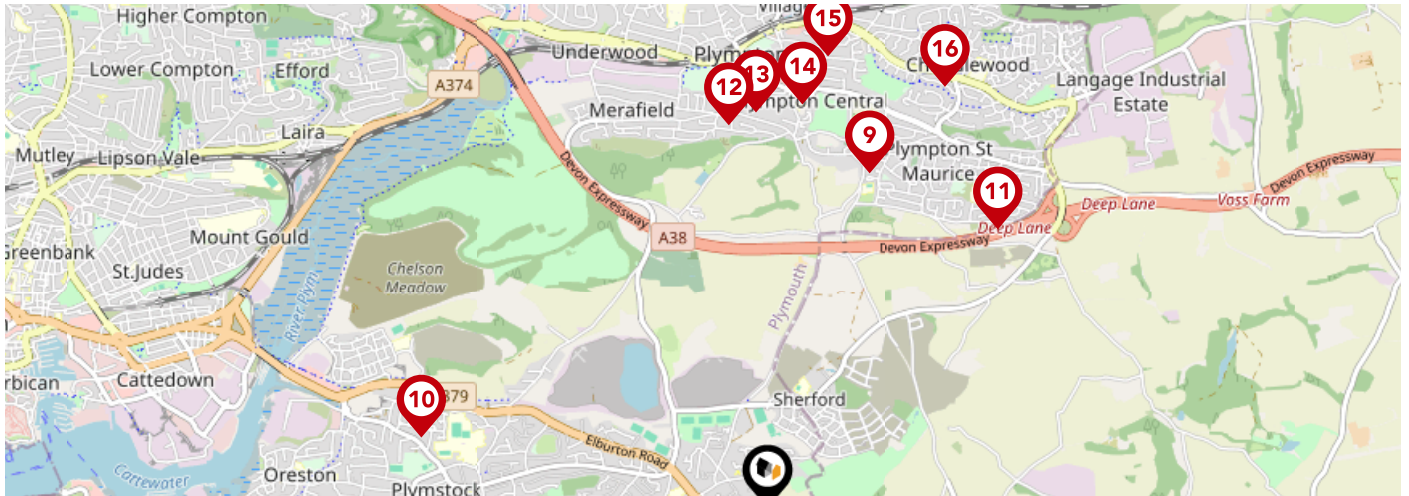
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386415 - Minses Farmhouse	Grade II	0.3 miles
	1386391 - Sterts Farmhouse	Grade II	0.3 miles
	1386411 - Elburton Cross	Grade II	0.5 miles
	1129986 - 1, 2 And 3, Hendys Cottages	Grade II	0.5 miles
	1129985 - Battershill House	Grade II	0.5 miles
	1107829 - West Sherford Farm House Including Outbuilding Adjoining On North East	Grade II	0.6 miles
	1107831 - Stables Approximately 15 Metres West Of West Sherford Farmhouse	Grade II	0.6 miles
	1147788 - Barn Approximately 25 Metres West South West Of West Sherford Farmhouse	Grade II	0.6 miles
	1107830 - Shippen Approximately 30 Metres South West Of West Sherford Farmhouse	Grade II	0.6 miles
	1107827 - Fordbrook Farmhouse Including Outbuilding Adjoining North East	Grade II	0.7 miles



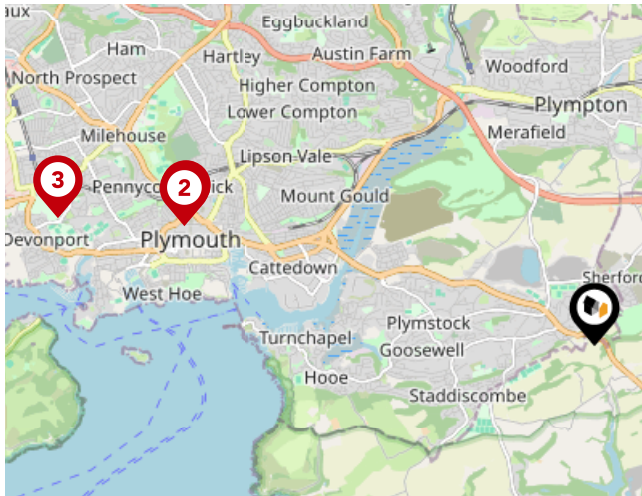
		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.31	☐	☒	☐	☐	☐
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.48	☐	☒	☐	☐	☐
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.96	☐	☐	☒	☐	☐
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.03	☐	☒	☐	☐	☐
5	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.13	☐	☒	☐	☐	☐
6	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.31	☐	☒	☐	☐	☐
7	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.44	☐	☒	☐	☐	☐
8	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.45	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance: 1.65	☐	☐	☒	☐	☐
10	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.66	☐	☒	☐	☐	☐
11	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance: 1.71	☐	☒	☐	☐	☐
12	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance: 1.82	☐	☒	☐	☐	☐
13	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance: 1.87	☐	☒	☐	☐	☐
14	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance: 1.92	☐	☐	☒	☐	☐
15	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance: 2.16	☐	☒	☐	☐	☐
16	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance: 2.17	☐	☒	☐	☐	☐

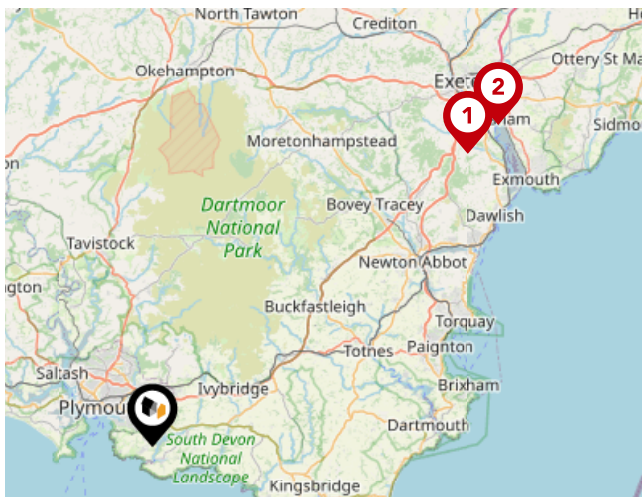
Area

Transport (National)



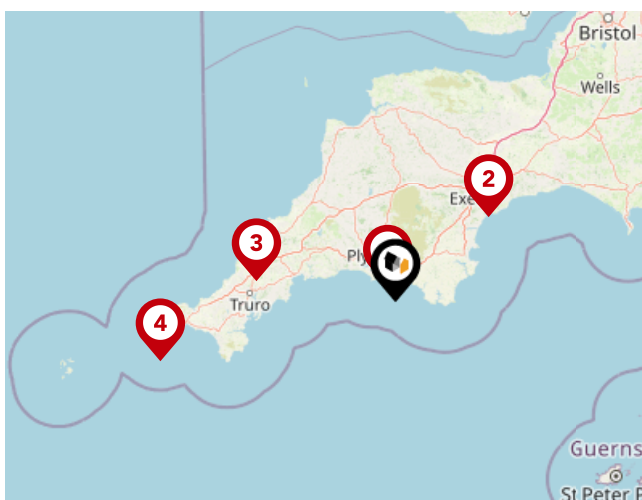
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	4.04 miles
	Plymouth Rail Station	4.05 miles
	Devonport Rail Station	5.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	32.45 miles
	M5 J30	35.61 miles

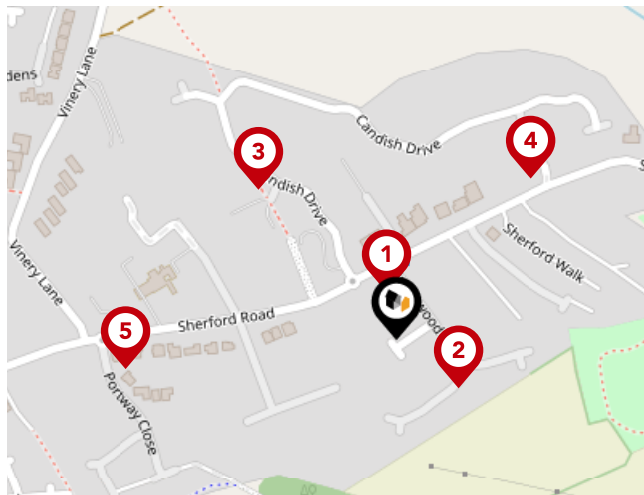


Airports/Helipads

Pin	Name	Distance
	Glenholt	4.88 miles
	Exeter Airport	38.01 miles
	St Mawgan	42.29 miles
	Joppa	73.53 miles

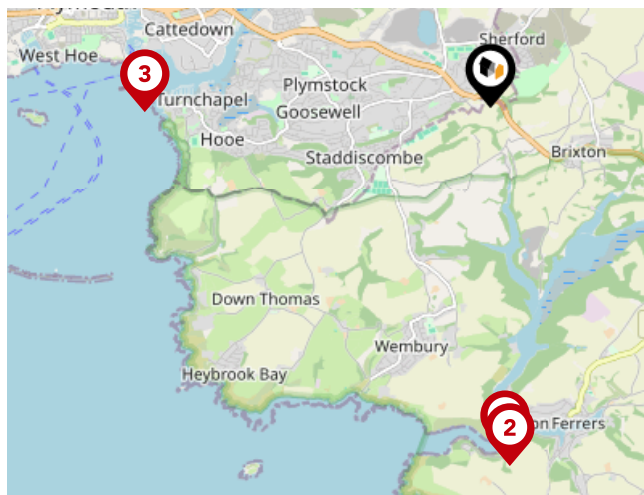
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brookwood Road	0.03 miles
2	Brookwood Road	0.05 miles
3	Candish Drive West	0.12 miles
4	Candish Drive East	0.12 miles
5	Portway Close	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.26 miles
2	Noss Mayo Ferry Landing	3.4 miles
3	Plymouth Mount Batten Ferry Landing	3.27 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

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.

Please note that all appliances and heating systems are not tested by and therefore no warranties can be given as to their good working order.

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