

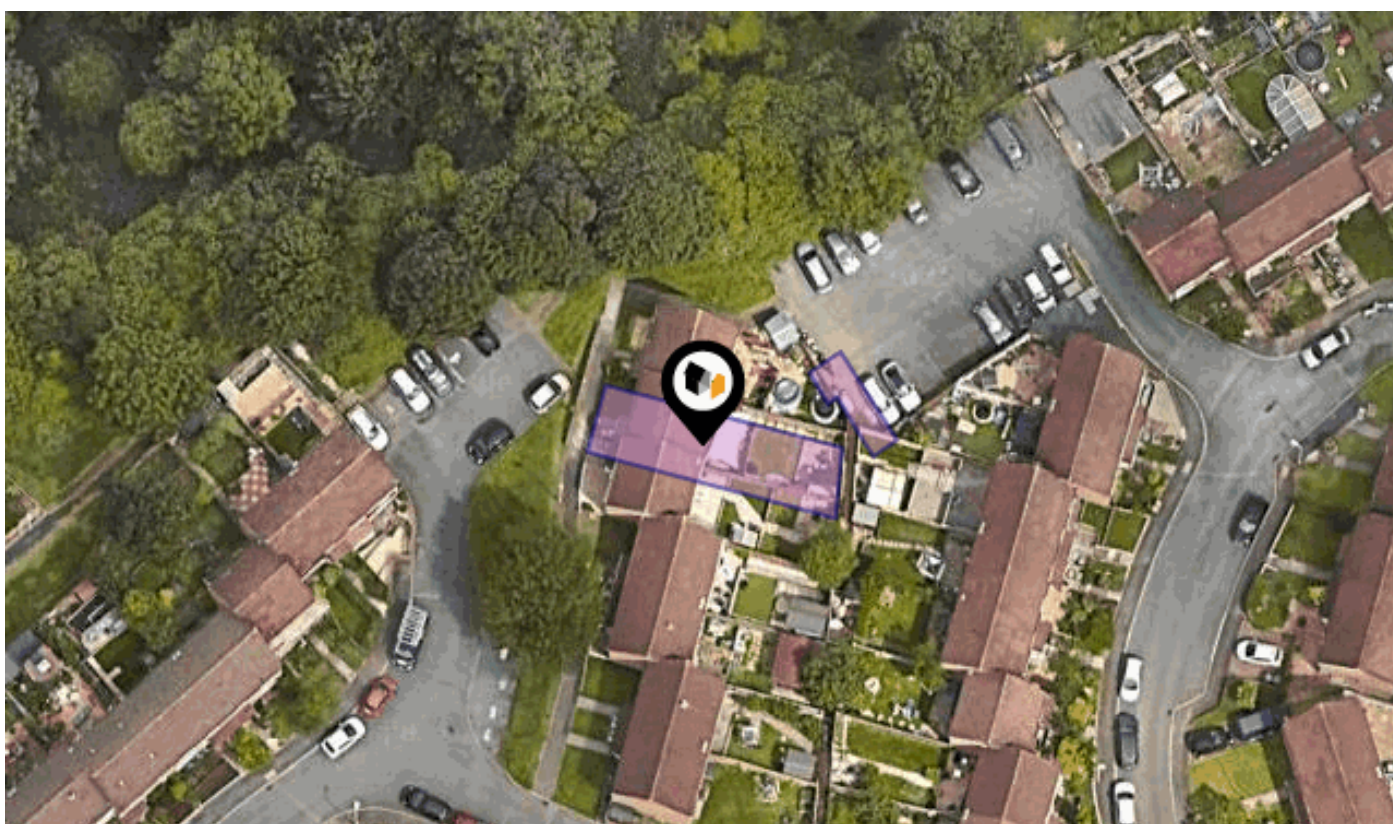


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 09<sup>th</sup> September 2025**



## WINNOW CLOSE, PLYMOUTH, PL9

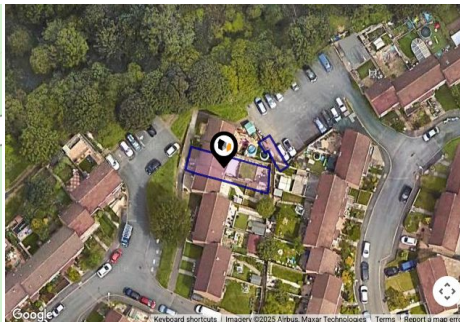
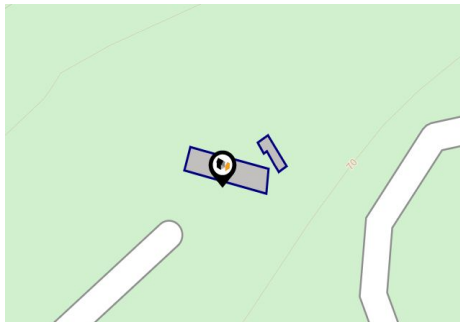
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





## Property

|                  |            |
|------------------|------------|
| Type:            | Terraced   |
| Bedrooms:        | 3          |
| Plot Area:       | 0.04 acres |
| Council Tax :    | Band B     |
| Annual Estimate: | £1,809     |
| Title Number:    | DN228861   |

Tenure: Freehold

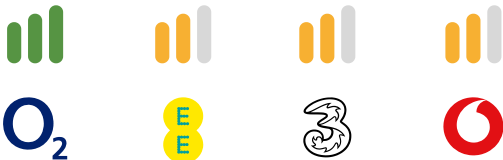
## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

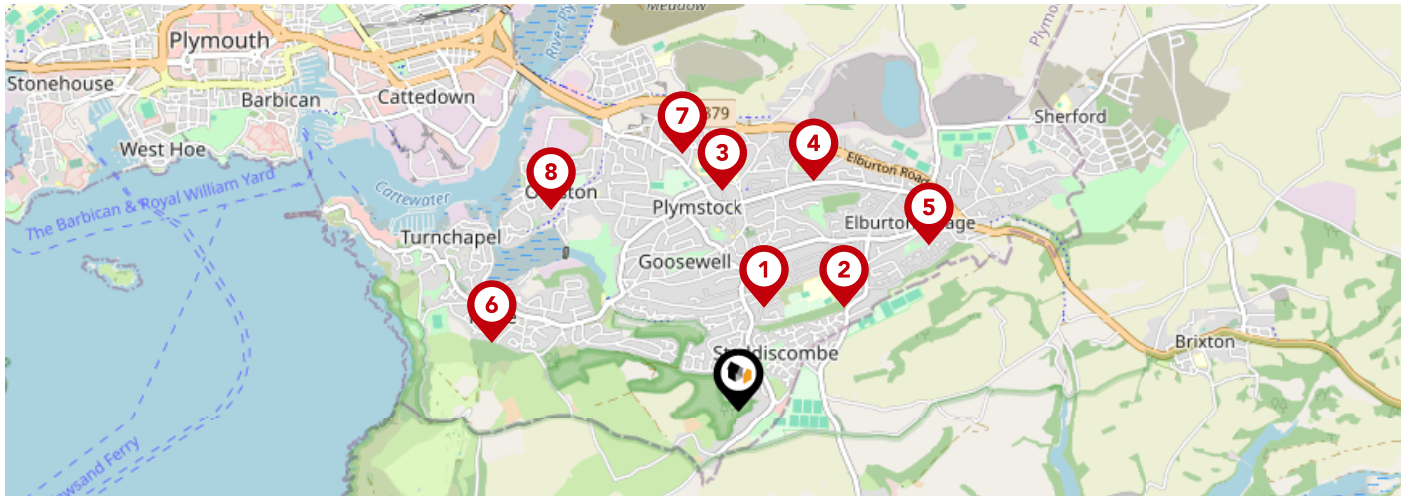
|      |      |      |
|------|------|------|
| 5    | 41   | 1000 |
| mb/s | mb/s | mb/s |
|      |      |      |

Mobile Coverage:  
(based on calls indoors)

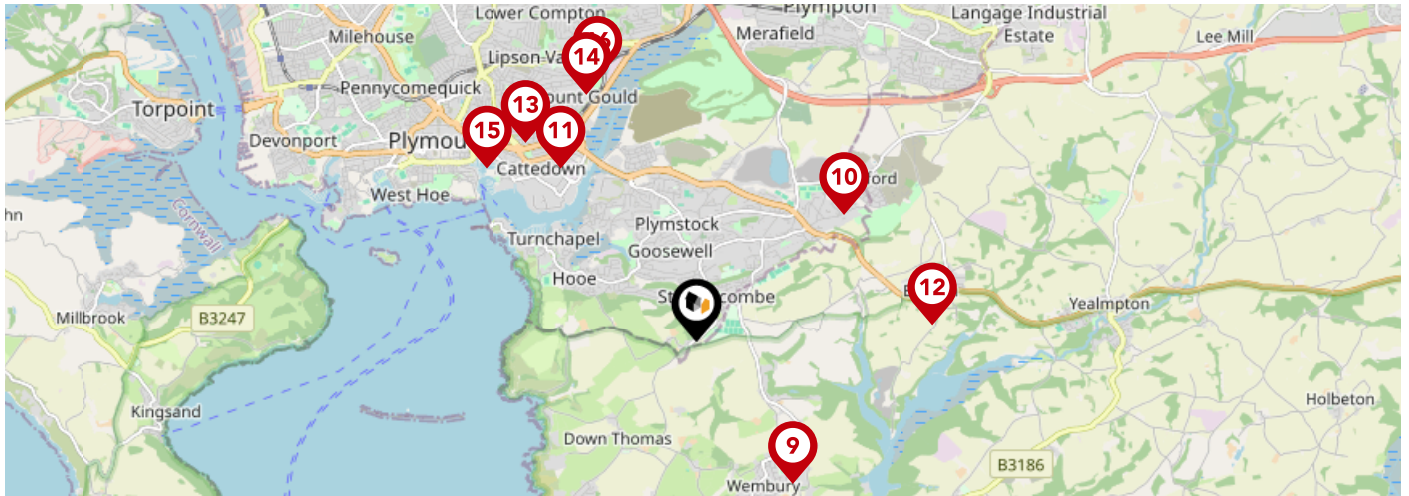


Satellite/Fibre TV Availability:



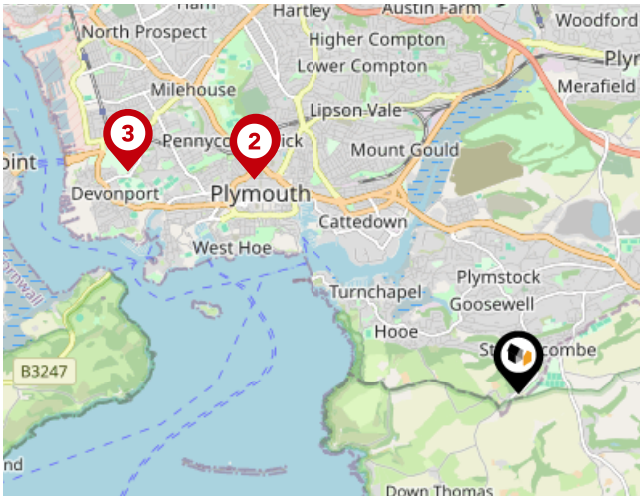


|          |                                                                                            | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Goosewell Primary Academy</b><br>Ofsted Rating: Good   Pupils: 419   Distance:0.51      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Coombe Dean School</b><br>Ofsted Rating: Good   Pupils: 995   Distance:0.7              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Plymstock School</b><br>Ofsted Rating: Good   Pupils: 1671   Distance:1.04              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Morley Meadow Primary School</b><br>Ofsted Rating: Good   Pupils: 224   Distance:1.15   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Elburton Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 465   Distance:1.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Hoe Primary Academy</b><br>Ofsted Rating: Good   Pupils: 212   Distance:1.21            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Pomphlett Primary School</b><br>Ofsted Rating: Good   Pupils: 424   Distance:1.24       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Oreston Community Academy</b><br>Ofsted Rating: Good   Pupils: 419   Distance:1.3       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



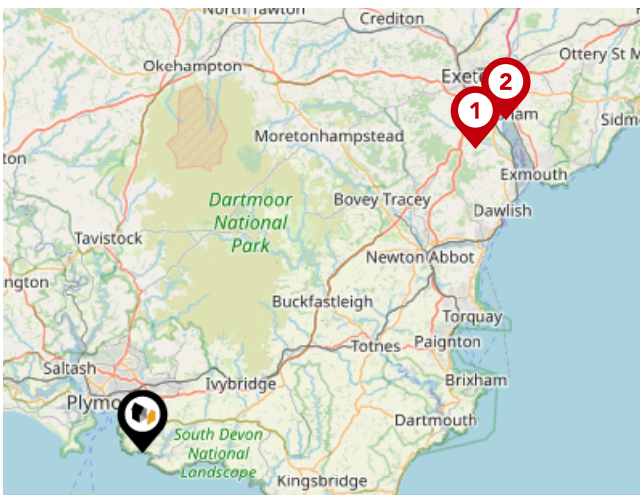
|                                                                                     |                                                                                                                | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Wembury Primary School</b><br>Ofsted Rating: Good   Pupils: 184   Distance: 1.63                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Sherford Vale School &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 258   Distance: 1.83                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Prince Rock Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 408   Distance: 2.09                 | <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><br>Ofsted Rating: Outstanding   Pupils: 102   Distance: 2.23 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Salisbury Road Primary School</b><br>Ofsted Rating: Good   Pupils: 381   Distance: 2.48                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lipson Co-operative Academy</b><br>Ofsted Rating: Good   Pupils: 1102   Distance: 2.55                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Holy Cross Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 306   Distance: 2.57                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Laira Green Primary School</b><br>Ofsted Rating: Good   Pupils: 230   Distance: 2.65                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



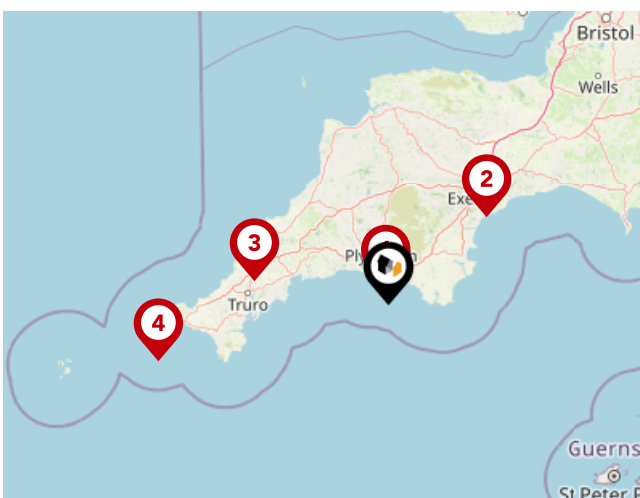
## National Rail Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Plymouth Rail Station  | 3.23 miles |
| 2   | Plymouth Rail Station  | 3.23 miles |
| 3   | Devonport Rail Station | 4.26 miles |



## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J31 | 34.05 miles |
| 2   | M5 J30 | 37.22 miles |

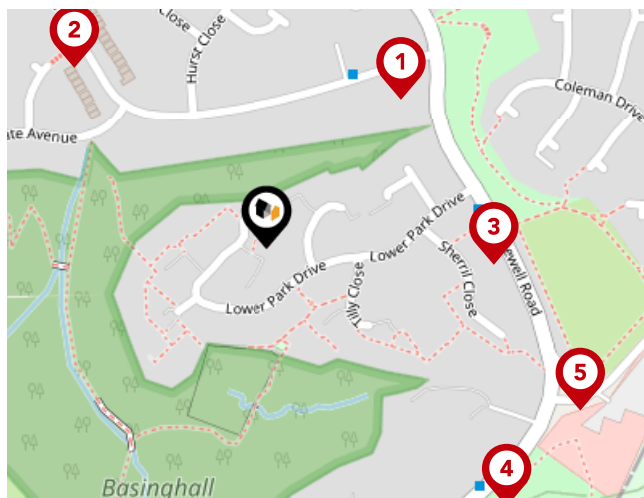


## Airports/Helipads

| Pin | Name           | Distance    |
|-----|----------------|-------------|
| 1   | Glenholt       | 5.24 miles  |
| 2   | Exeter Airport | 39.62 miles |
| 3   | St Mawgan      | 41.08 miles |
| 4   | Joppa          | 71.99 miles |

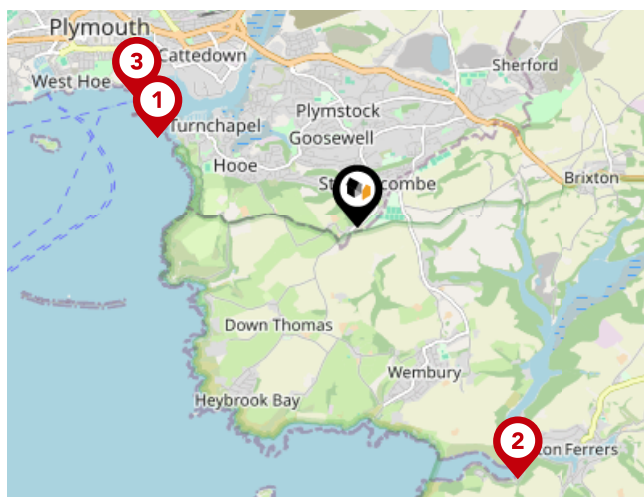
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Holmwood Avenue   | 0.12 miles |
| 2   | Southgate Avenue  | 0.16 miles |
| 3   | Lower Park Drive  | 0.13 miles |
| 4   | Staddiscombe Park | 0.21 miles |
| 5   | Social Club       | 0.21 miles |



### Ferry Terminals

| Pin | Name                                | Distance   |
|-----|-------------------------------------|------------|
| 1   | Plymouth Mount Batten Ferry Landing | 2.08 miles |
| 2   | Newton Ferrers Ferry Landing        | 2.81 miles |
| 3   | Plymouth (Barbican) Landing Stage   | 2.42 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.

# 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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



6 The Broadway Plymstock Plymouth PL9  
7AU

01752 456000

[plymstock@langtownandcountry.com](mailto:plymstock@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

