

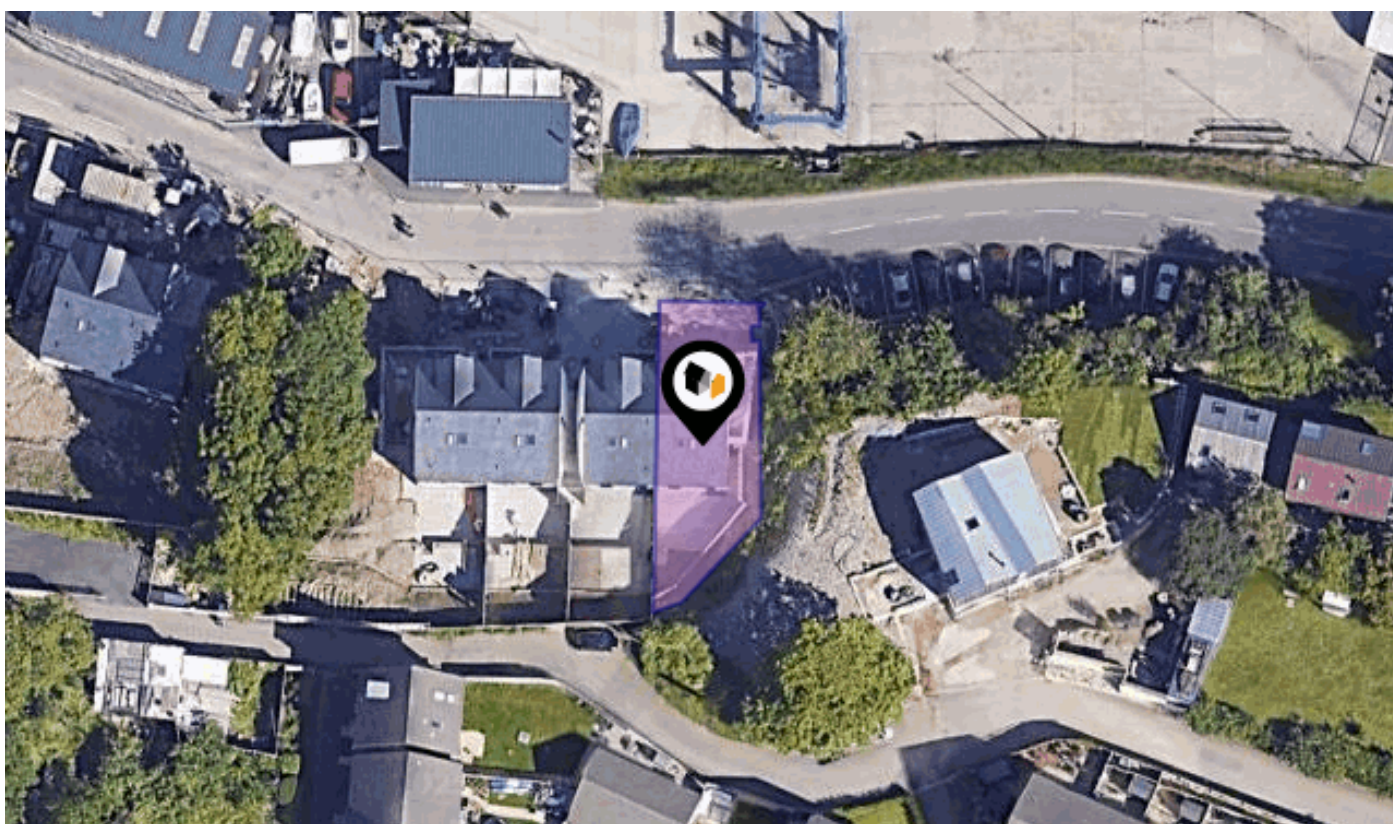


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th September 2025



BARTON ROAD, PLYMOUTH, PL9

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,679 ft ² / 156 m ²
Plot Area:	0.05 acres
Council Tax :	Band E
Annual Estimate:	£2,842
Title Number:	DN733053

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)

7	80	1000
mb/s	mb/s	mb/s

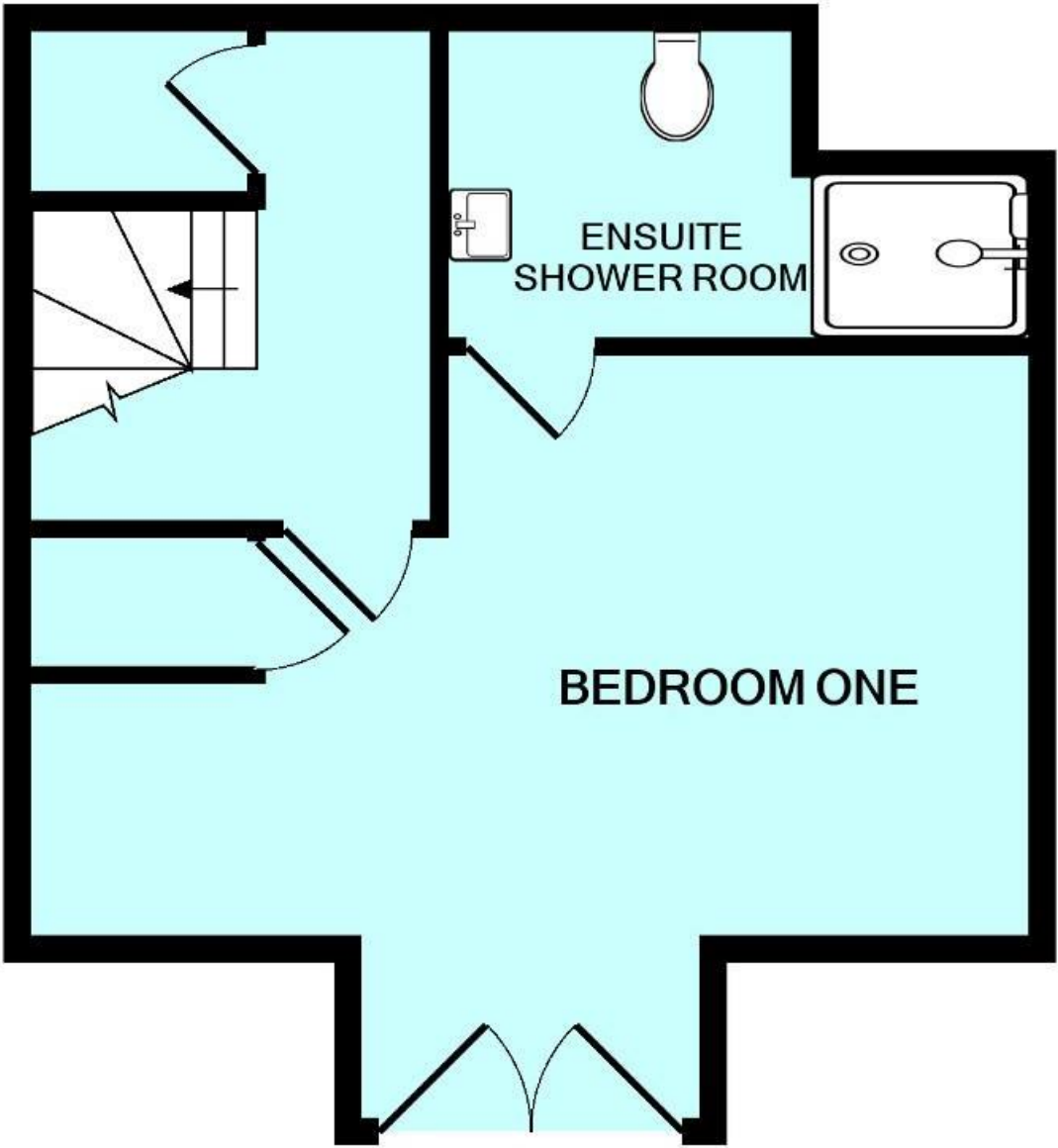
Mobile Coverage:
(based on calls indoors)



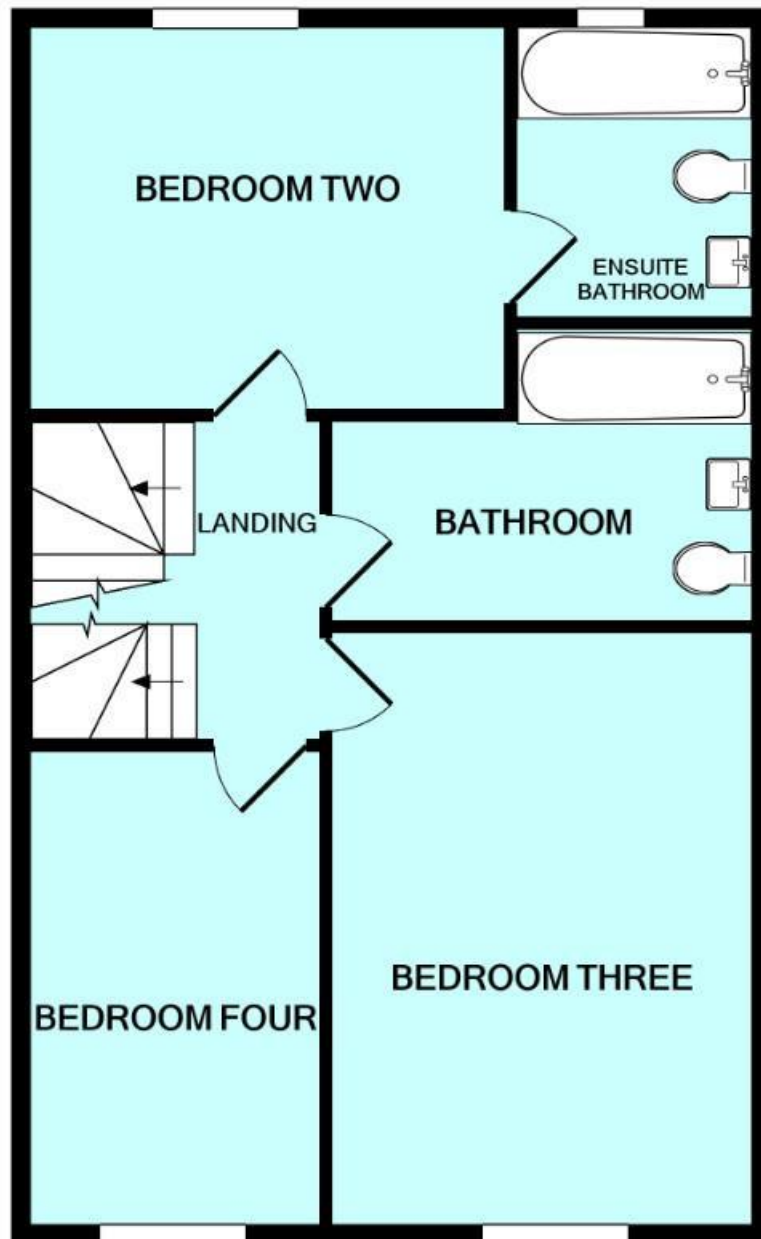
Satellite/Fibre TV Availability:



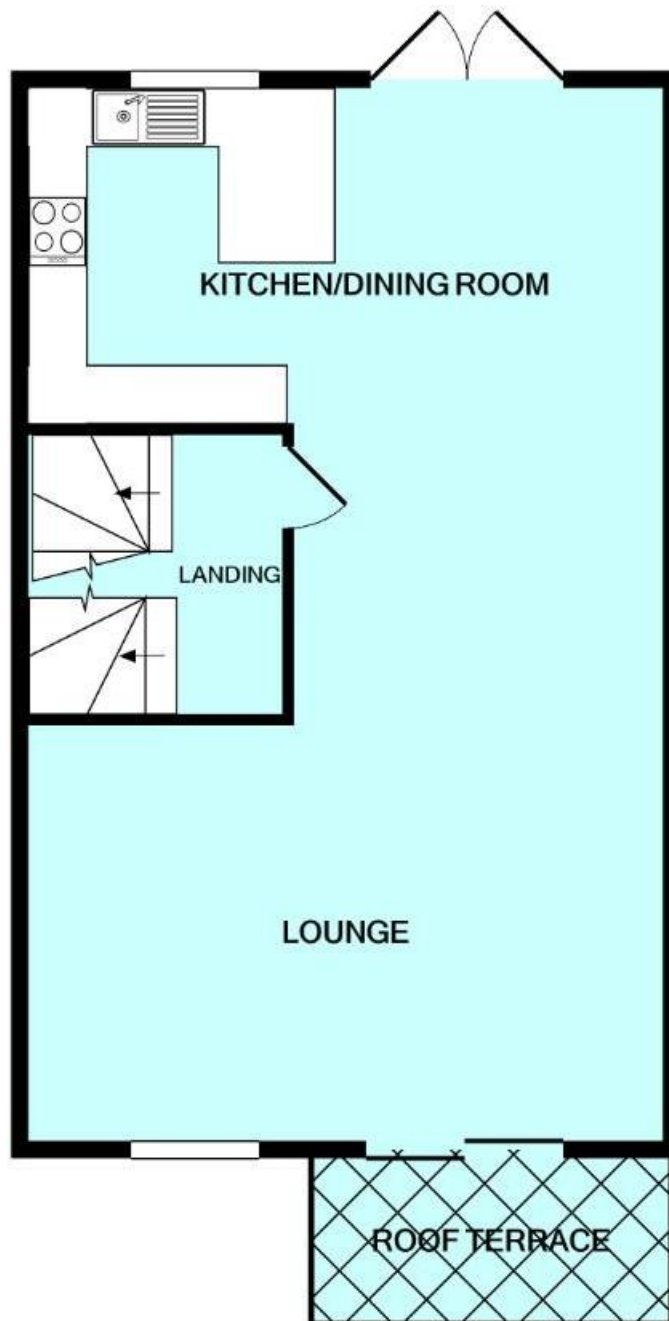
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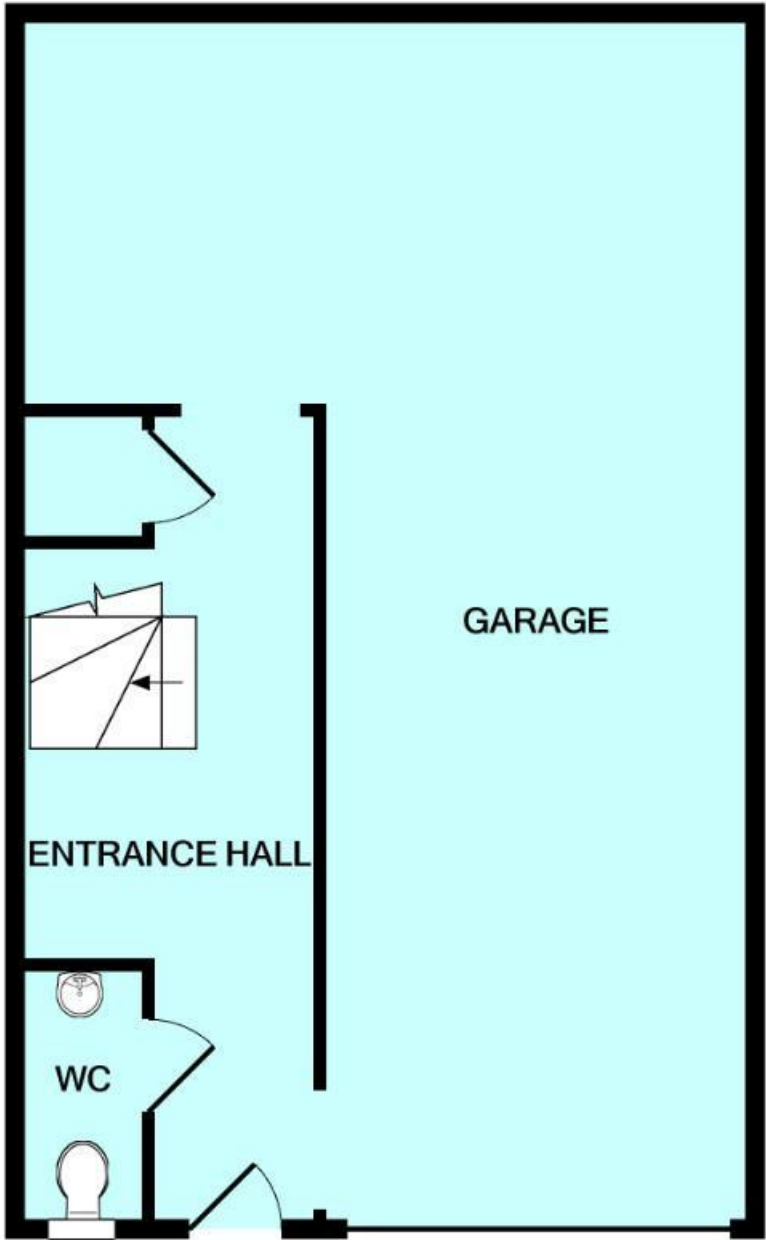
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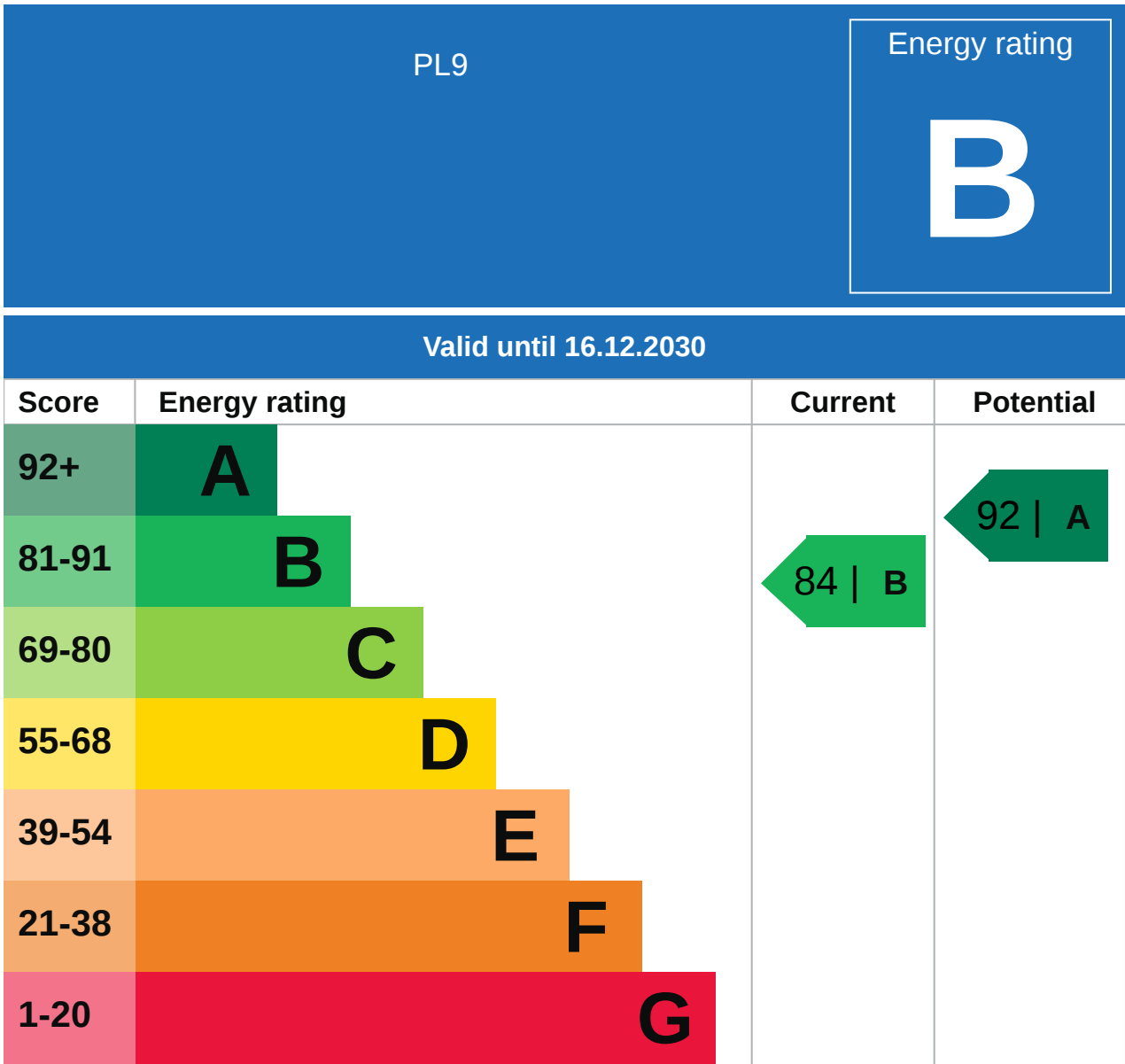


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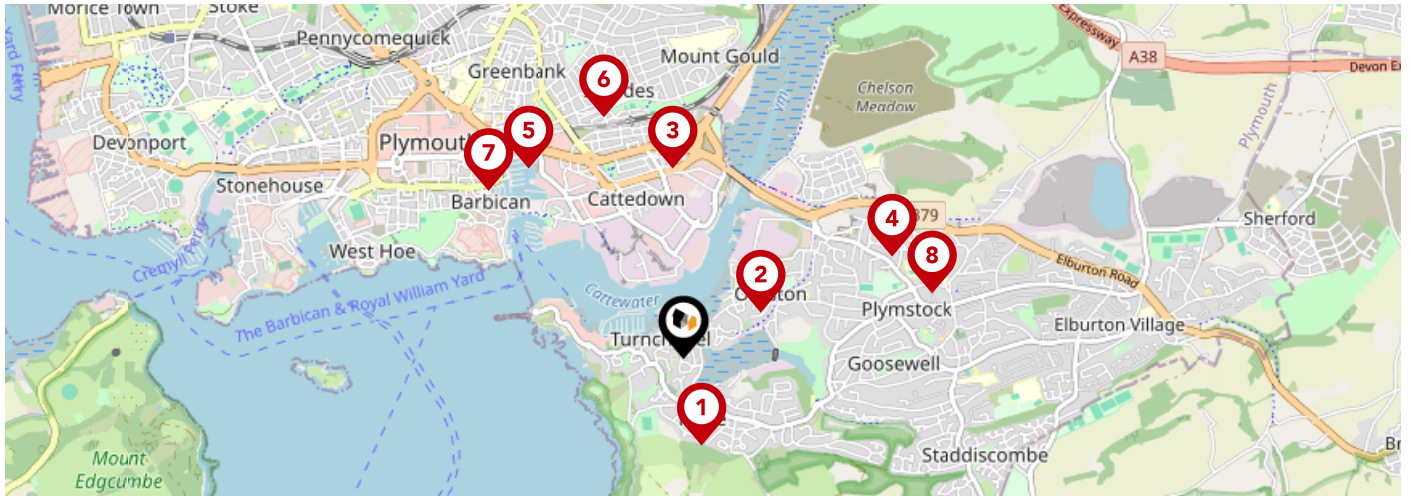
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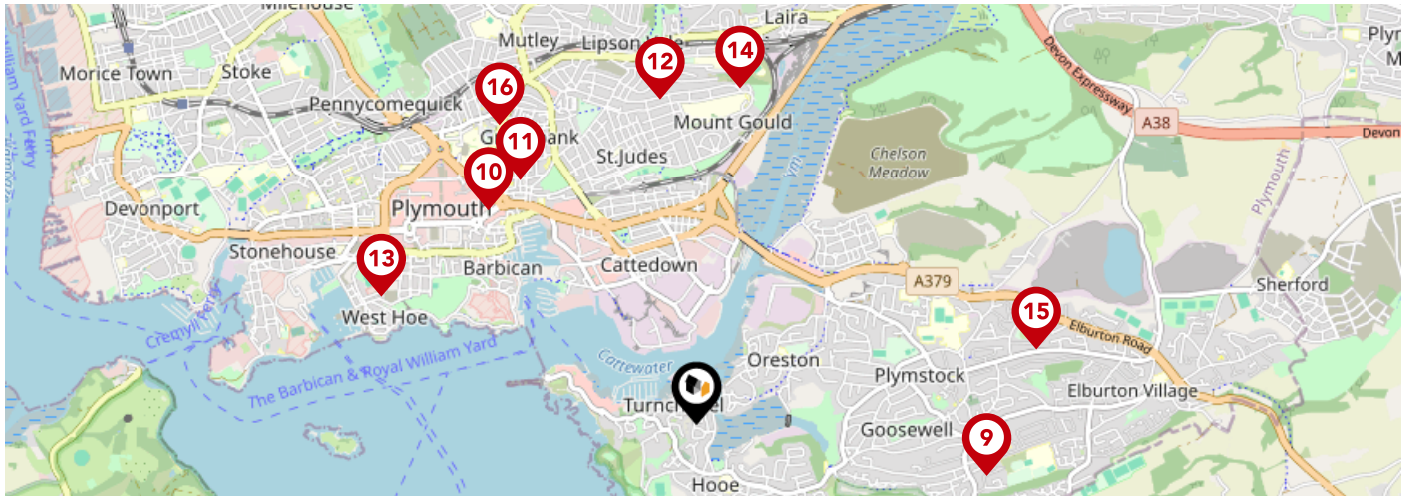


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	156 m ²



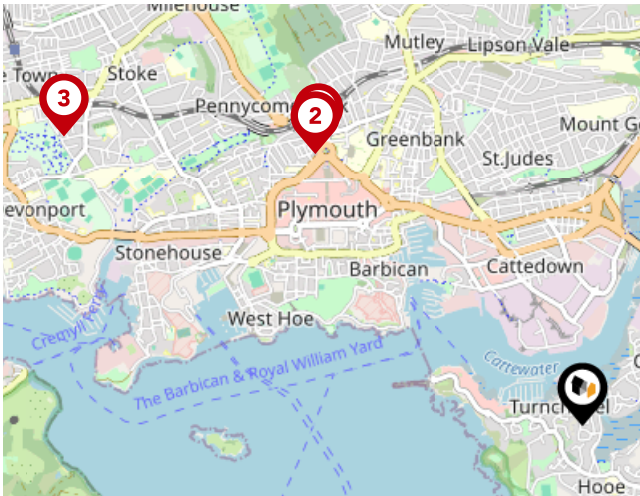
		Nursery	Primary	Secondary	College	Private
1	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:0.42	☐	☒	☐	☐	☐
2	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.43	☐	☒	☐	☐	☐
3	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.9	☐	☒	☐	☐	☐
4	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.1	☐	☒	☐	☐	☐
5	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.17	☐	☒	☐	☐	☐
6	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:1.2	☐	☒	☐	☐	☐
7	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:1.22	☐	☐	☒	☐	☐
8	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.22	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance: 1.4	☐	☒	☐	☐	☐
10	Arts University Plymouth Ofsted Rating: Good Pupils: 0 Distance: 1.41	☐	☐	☒	☐	☐
11	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance: 1.42	☐	☒	☐	☐	☐
12	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance: 1.54	☐	☒	☐	☐	☐
13	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance: 1.6	☐	☒	☐	☐	☐
14	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance: 1.6	☐	☐	☒	☐	☐
15	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance: 1.65	☐	☒	☐	☐	☐
16	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance: 1.69	☐	☐	☒	☐	☐

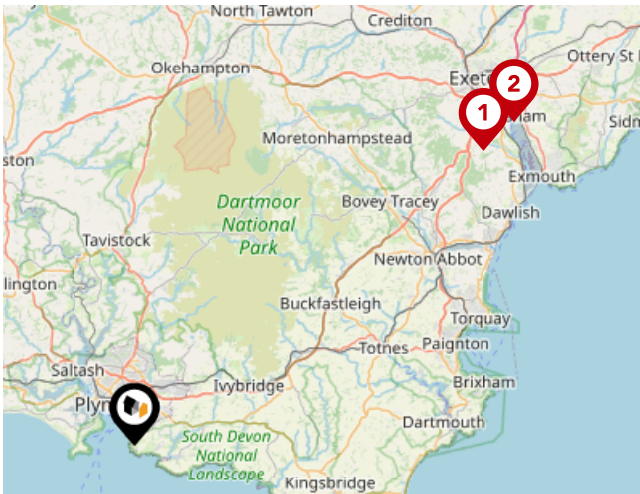
Area

Transport (National)



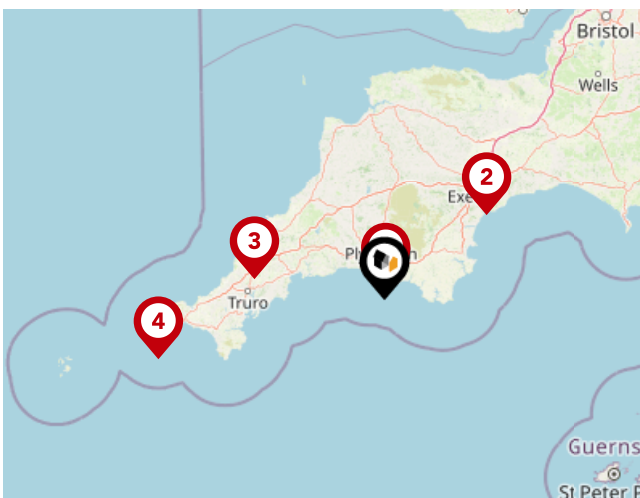
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.82 miles
2	Plymouth Rail Station	1.81 miles
3	Devonport Rail Station	2.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.5 miles
2	M5 J30	37.66 miles

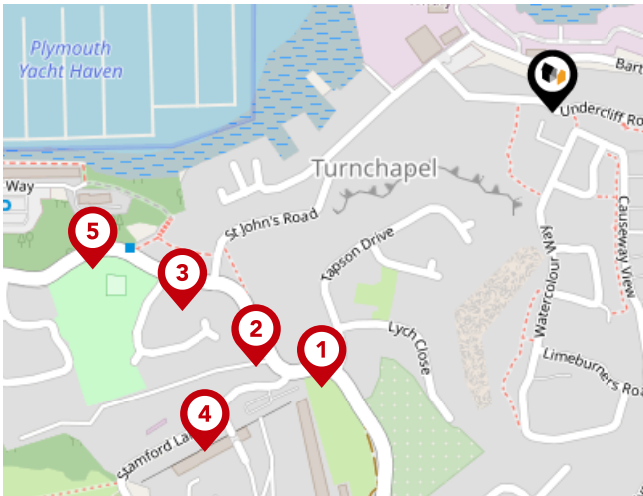


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.41 miles
2	Exeter Airport	40.08 miles
3	St Mawgan	39.72 miles
4	Joppa	70.94 miles

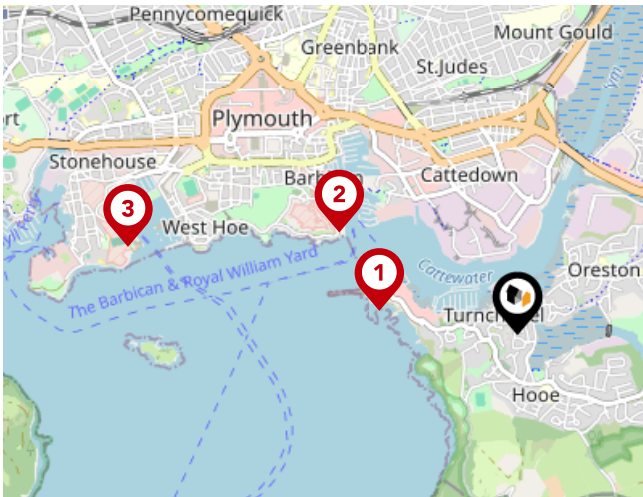
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tapson Drive	0.21 miles
2	St. John's Road	0.23 miles
3	Cunliffe Avenue	0.25 miles
4	Fort Stamford	0.29 miles
5	Cunliffe Avenue	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	0.66 miles
2	Plymouth (Barbican) Landing Stage	0.97 miles
3	Plymouth Ferry Terminal	1.88 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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6 The Broadway Plymstock Plymouth PL9
7AU
01752 456000
plymstock@langtownandcountry.com
www.langtownandcountry.com

