

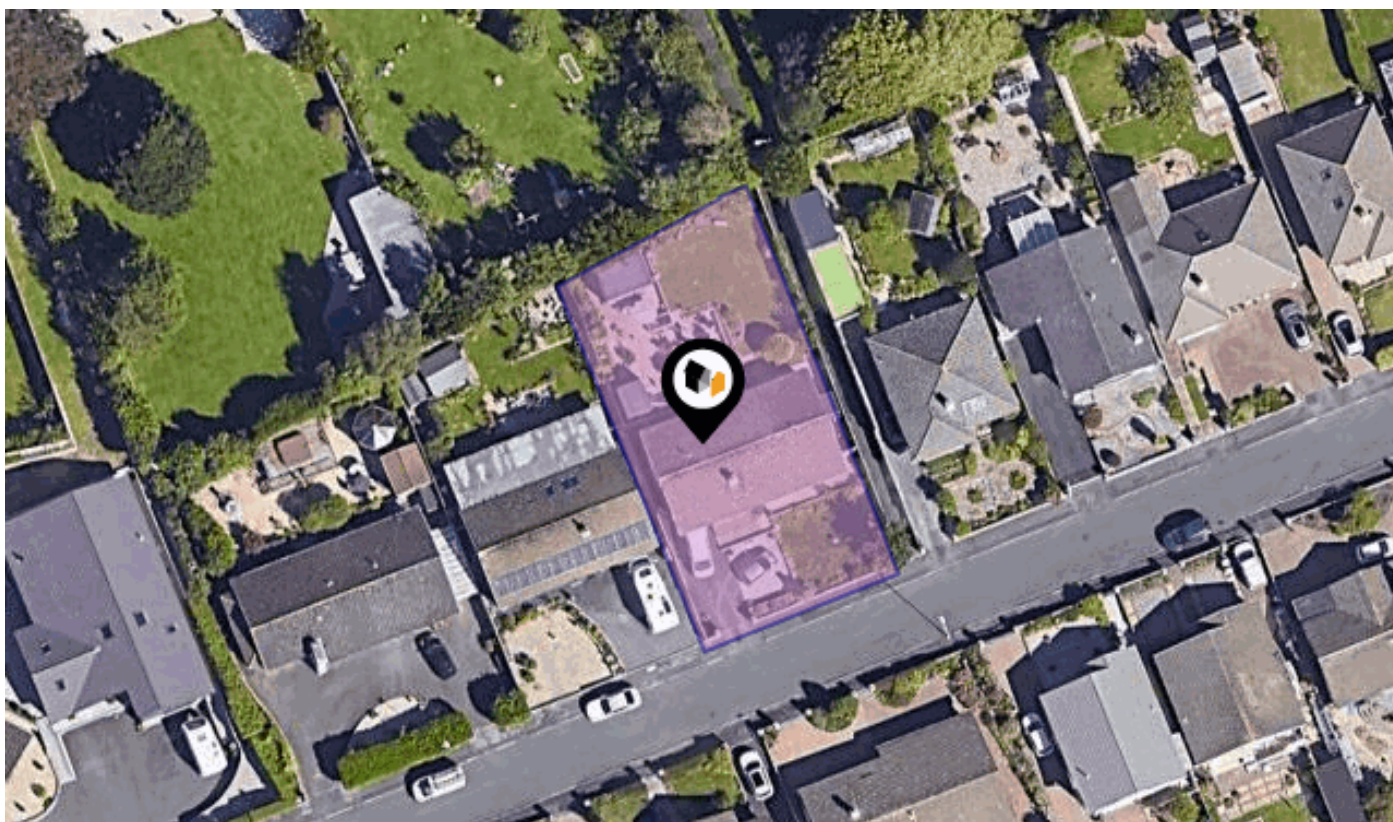


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd September 2025



FURZEHATT WAY, PLYMOUTH, PL9

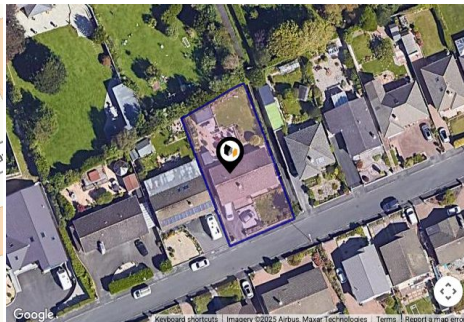
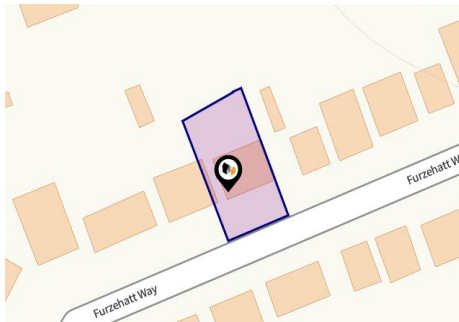
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.16 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN2551		

Local Area

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

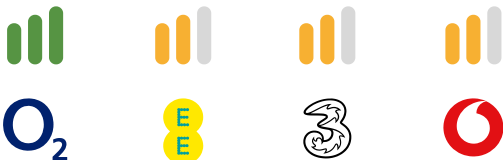
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:

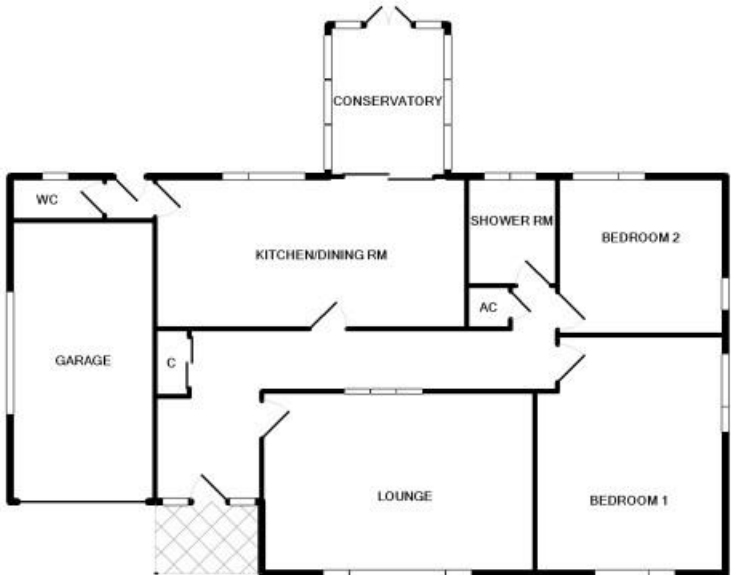
(based on calls indoors)



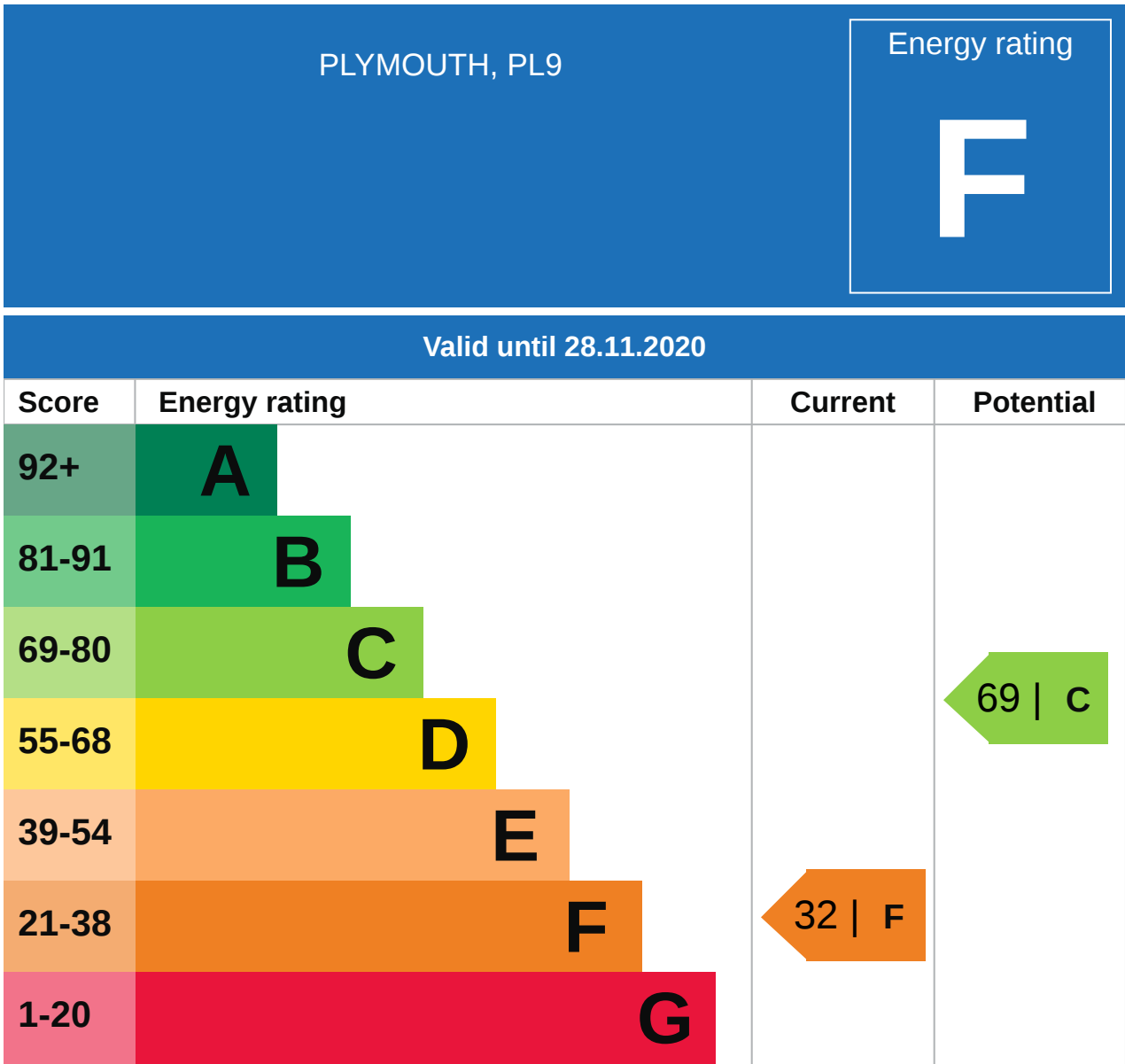
Satellite/Fibre TV Availability:



FURZEHATT WAY, PLYMOUTH, PL9

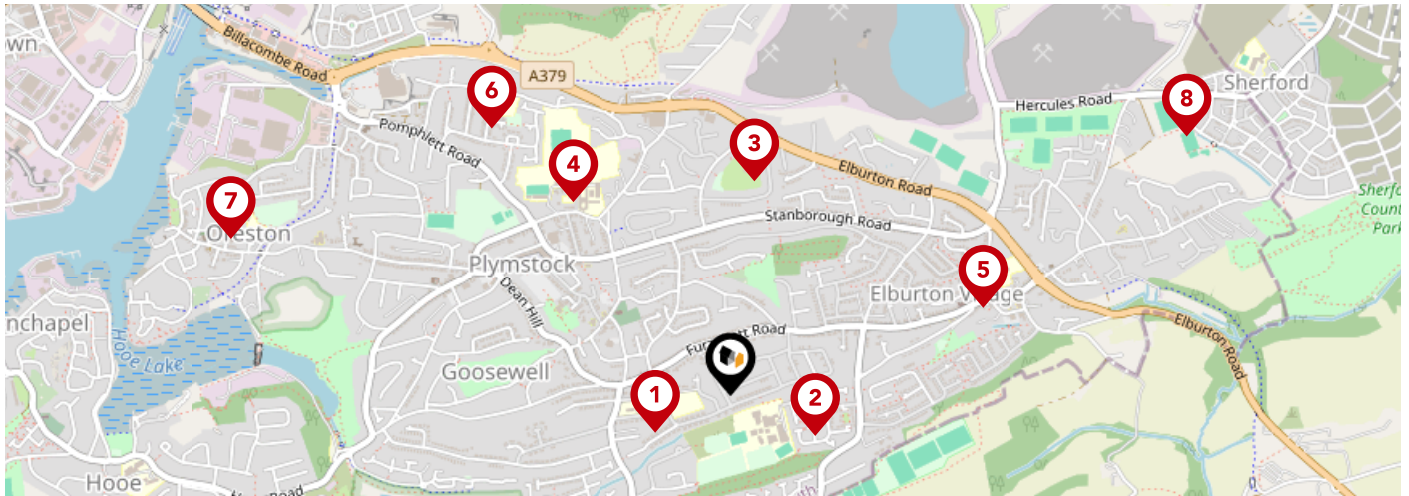


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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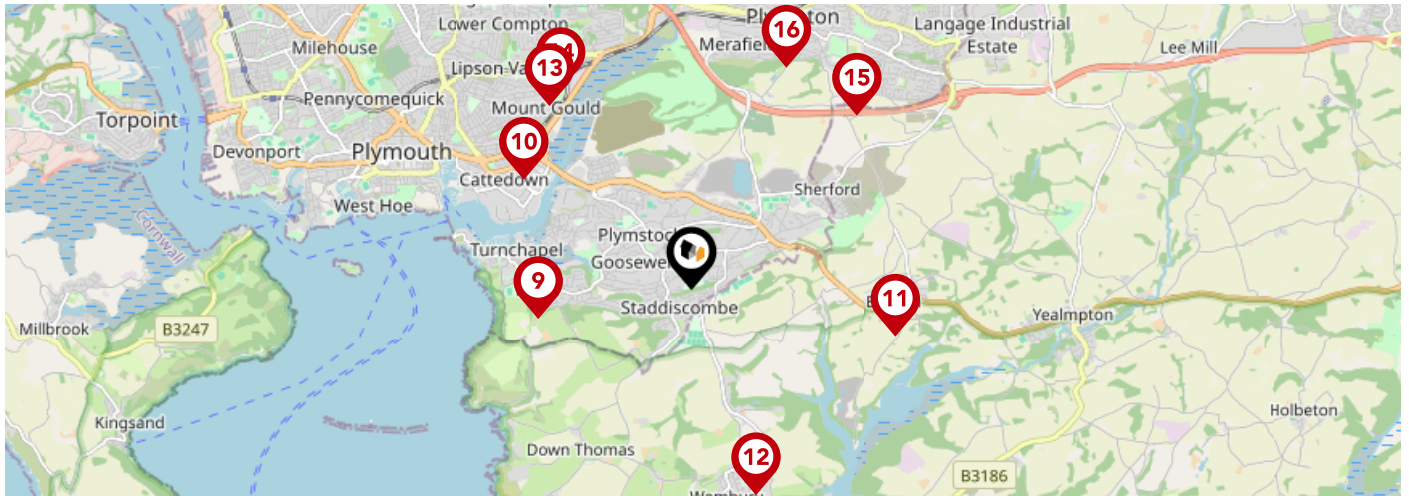


Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	No time or thermostatic control of room temperature
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	111 m ²

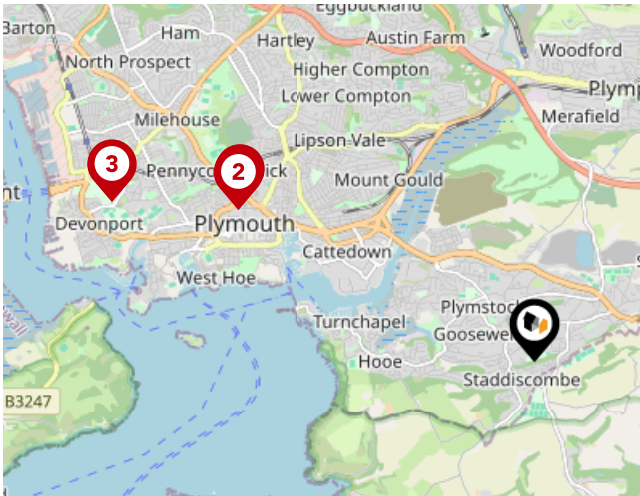


		Nursery	Primary	Secondary	College	Private
1	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.2	☐	☒	☐	☐	☐
2	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.22	☐	☐	☒	☐	☐
3	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.51	☐	☒	☐	☐	☐
4	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.59	☐	☐	☒	☐	☐
5	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.63	☐	☒	☐	☐	☐
6	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.85	☐	☒	☐	☐	☐
7	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.24	☐	☒	☐	☐	☐
8	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.24	☐	☒	☐	☐	☐



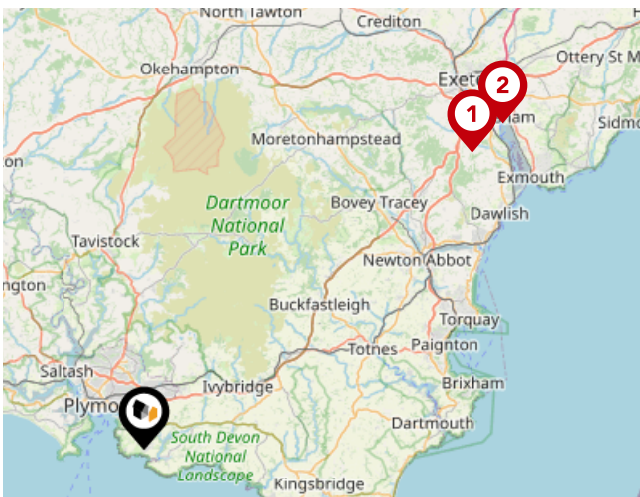
		Nursery	Primary	Secondary	College	Private
9	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.48	☐	☒	☐	☐	☐
10	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.91	☐	☒	☐	☐	☐
11	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.97	☐	☒	☐	☐	☐
12	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:2.03	☐	☒	☐	☐	☐
13	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.2	☐	☐	☒	☐	☐
14	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:2.27	☐	☒	☐	☐	☐
15	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:2.28	☐	☒	☐	☐	☐
16	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:2.29	☐	☒	☐	☐	☐

Area Transport (National)



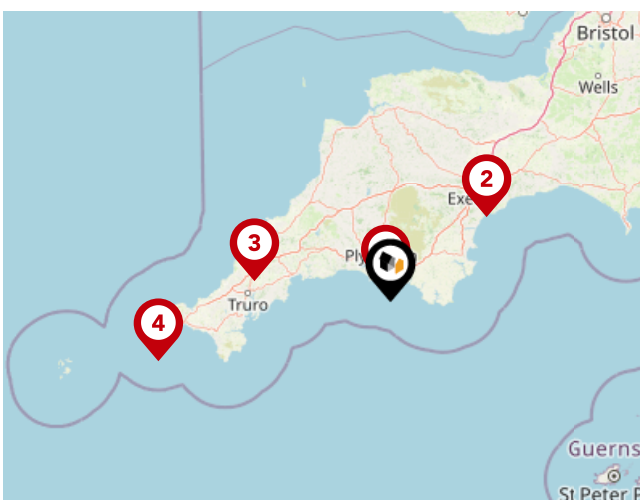
National Rail Stations

Pin	Name	Distance
	Plymouth Rail Station	3.16 miles
	Plymouth Rail Station	3.16 miles
	Devonport Rail Station	4.28 miles



Trunk Roads/Motorways

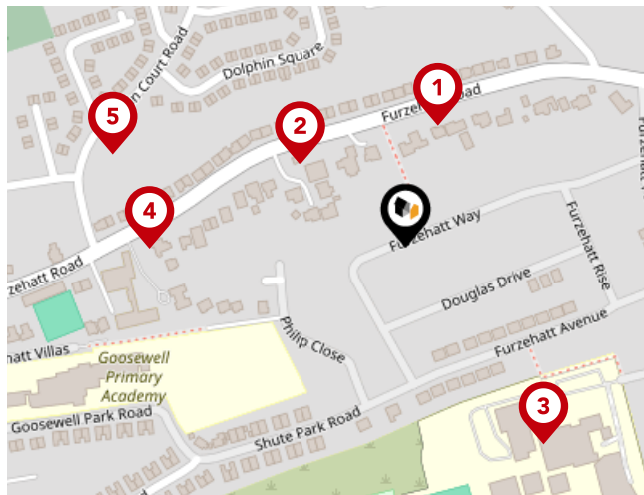
Pin	Name	Distance
	M5 J31	33.44 miles
	M5 J30	36.6 miles



Airports/Helipads

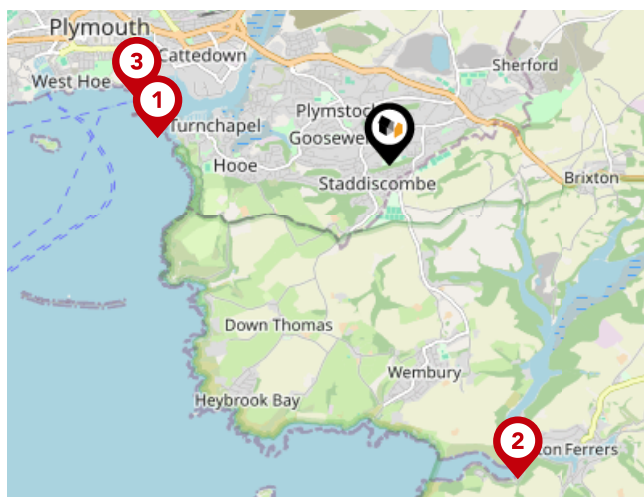
Pin	Name	Distance
	Glenholt	4.75 miles
	Exeter Airport	39.01 miles
	St Mawgan	41.27 miles
	Joppa	72.41 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Furzehatt Road Middle	0.07 miles
2	Furzehatt Road	0.08 miles
3	Coombe Dean School	0.14 miles
4	Dolphin Court Road	0.15 miles
5	Oakdene Rise	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.21 miles
2	Newton Ferrers Ferry Landing	3.19 miles
3	Plymouth (Barbican) Landing Stage	2.47 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.

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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