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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd September 2025



STENTAWAY ROAD, PLYMOUTH, PL9

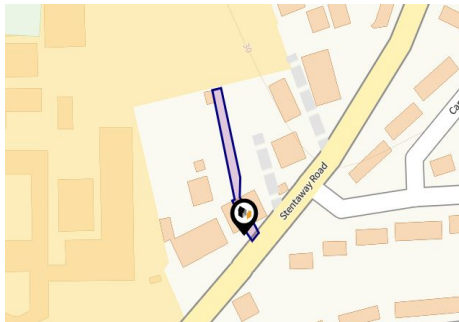
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	667 ft ² / 62 m ²
Plot Area:	0.1 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,809
Title Number:	DN32149

Tenure: Freehold

Local Area

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

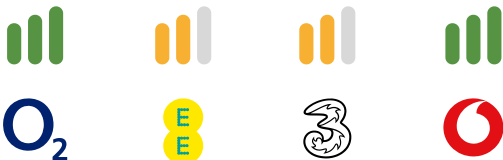
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	- mb/s

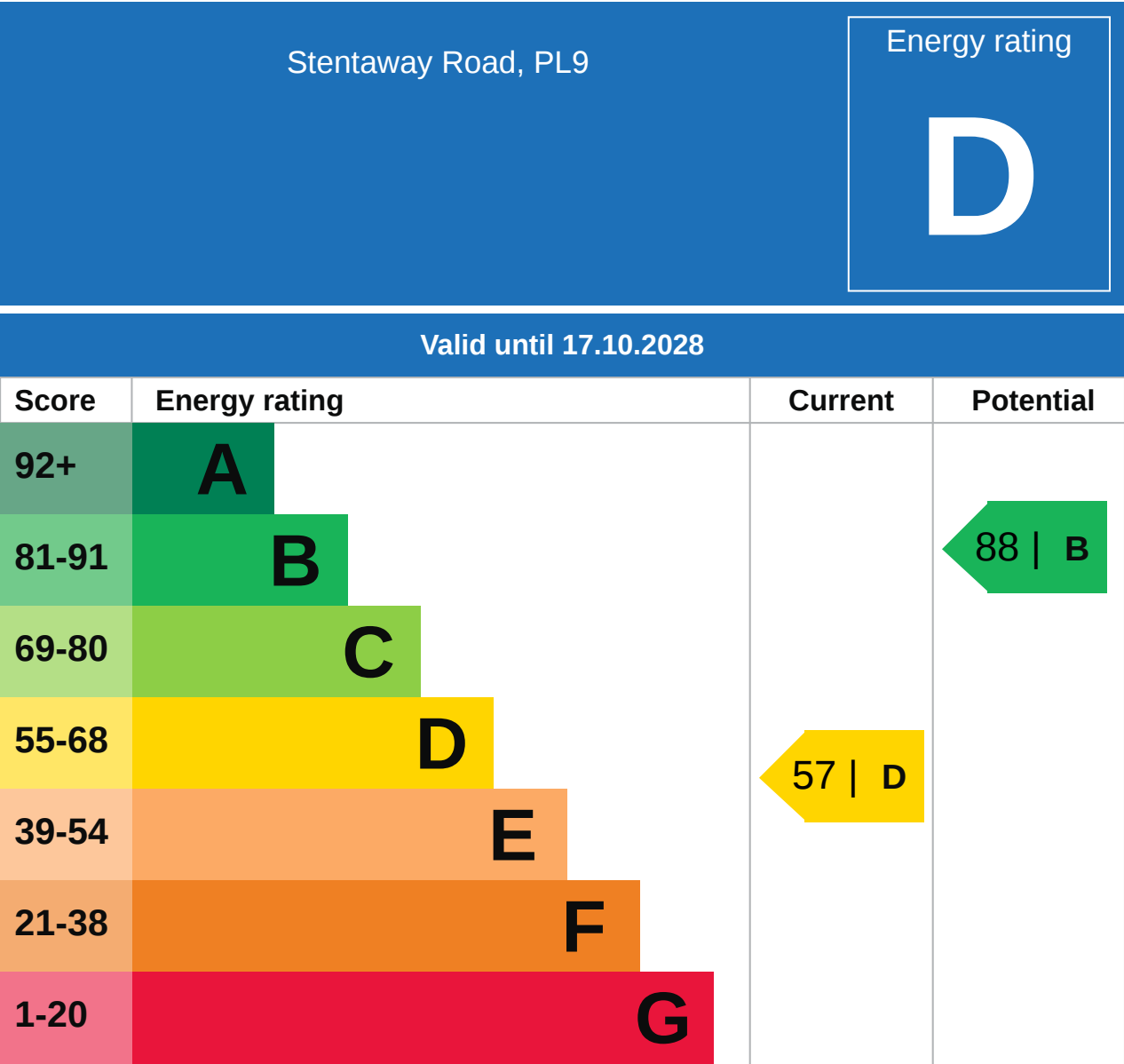
Mobile Coverage:

(based on calls indoors)



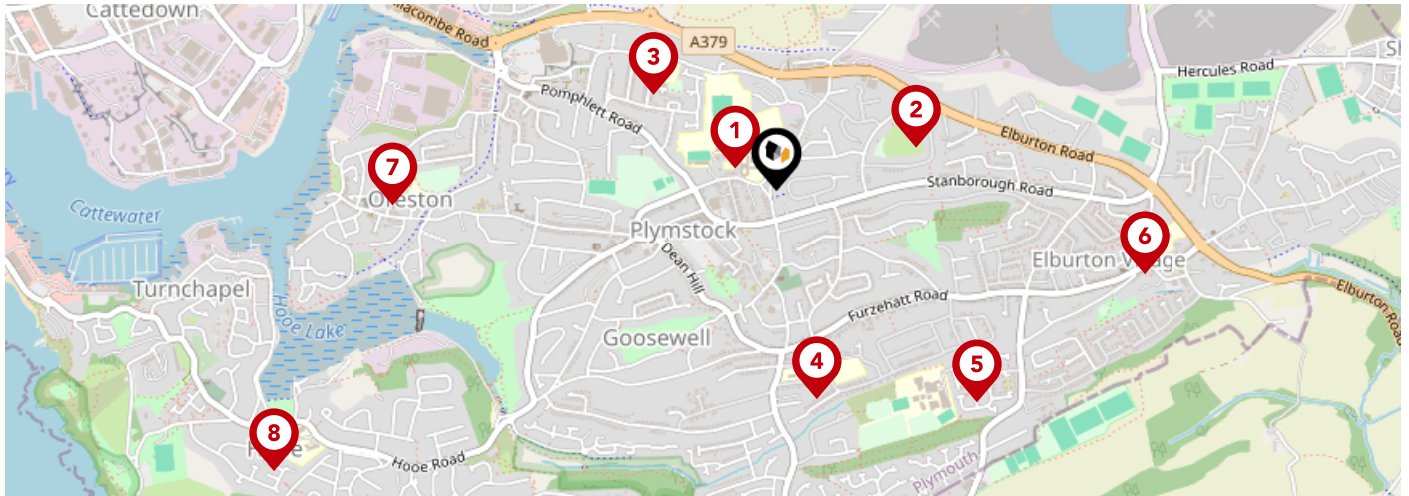
Satellite/Fibre TV Availability:



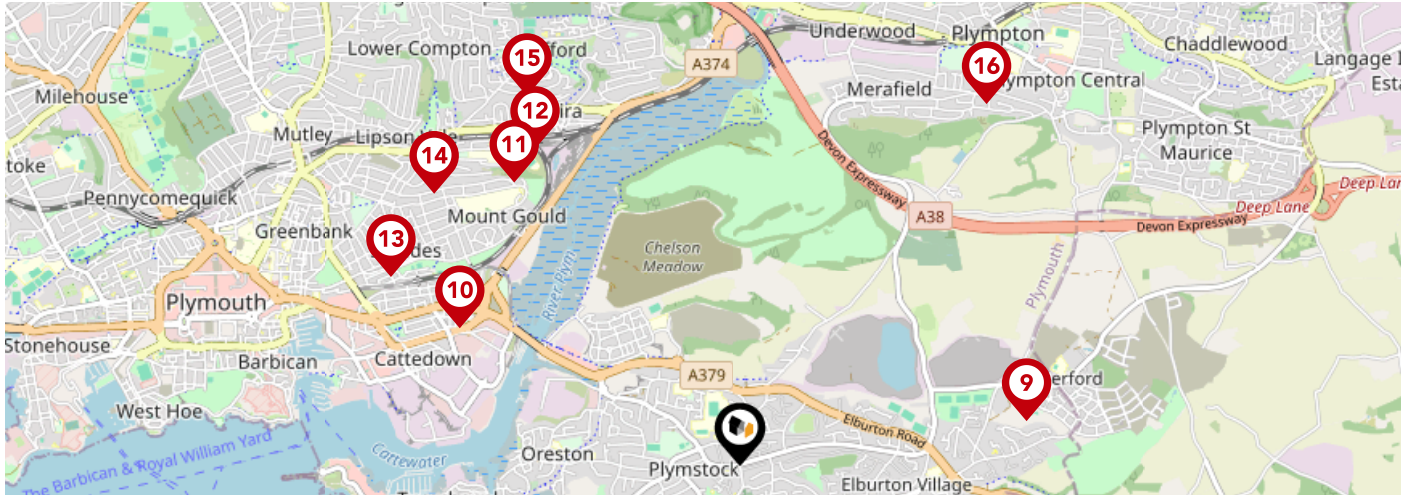


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 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 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	62 m ²

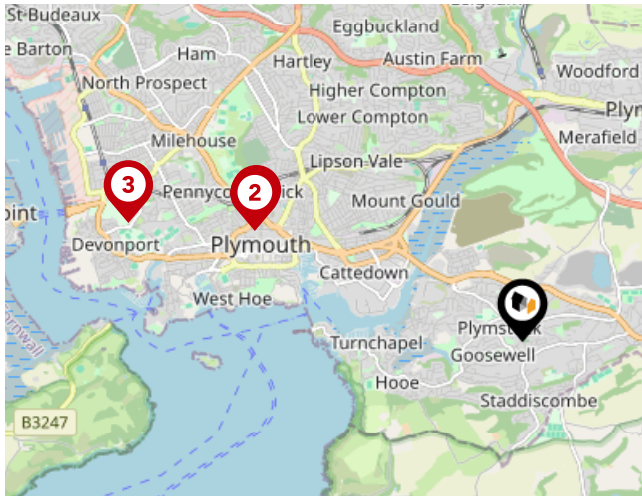


		Nursery	Primary	Secondary	College	Private
1	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.11	☐	☐	☒	☐	☐
2	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.35	☐	☒	☐	☐	☐
3	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.37	☐	☒	☐	☐	☐
4	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.5	☐	☒	☐	☐	☐
5	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.69	☐	☐	☒	☐	☐
6	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.89	☐	☒	☐	☐	☐
7	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.91	☐	☒	☐	☐	☐
8	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.36	☐	☒	☐	☐	☐



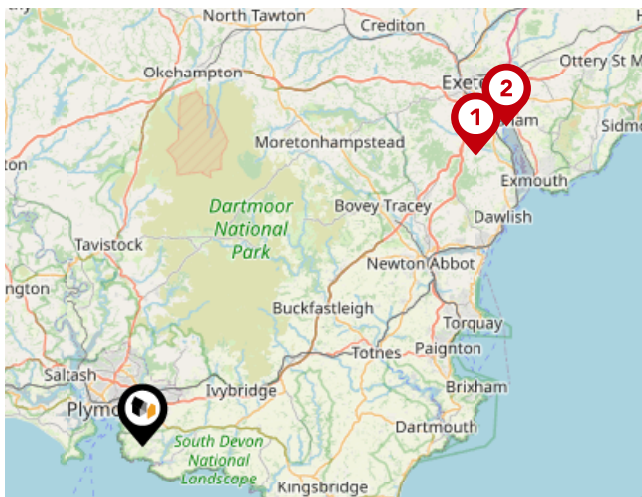
		Nursery	Primary	Secondary	College	Private
9	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance: 1.37	☐	☒	☐	☐	☐
10	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance: 1.48	☐	☒	☐	☐	☐
11	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance: 1.72	☐	☐	☒	☐	☐
12	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance: 1.78	☐	☒	☐	☐	☐
13	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance: 1.88	☐	☒	☐	☐	☐
14	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance: 1.94	☐	☒	☐	☐	☐
15	High View School Ofsted Rating: Outstanding Pupils: 356 Distance: 2.02	☐	☒	☐	☐	☐
16	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance: 2.07	☐	☒	☐	☐	☐

Area Transport (National)



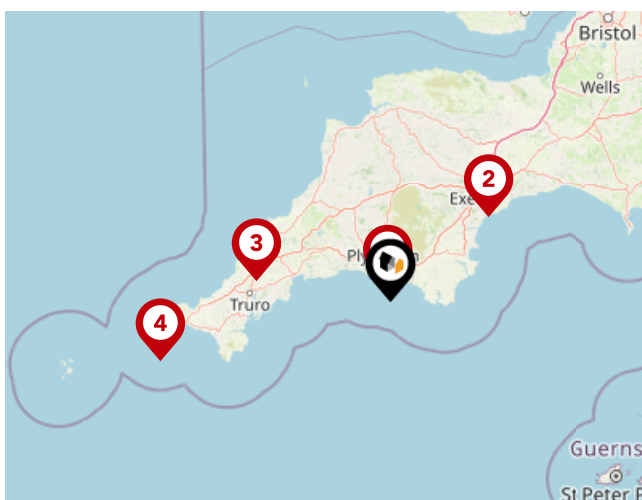
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.74 miles
2	Plymouth Rail Station	2.74 miles
3	Devonport Rail Station	3.89 miles



Trunk Roads/Motorways

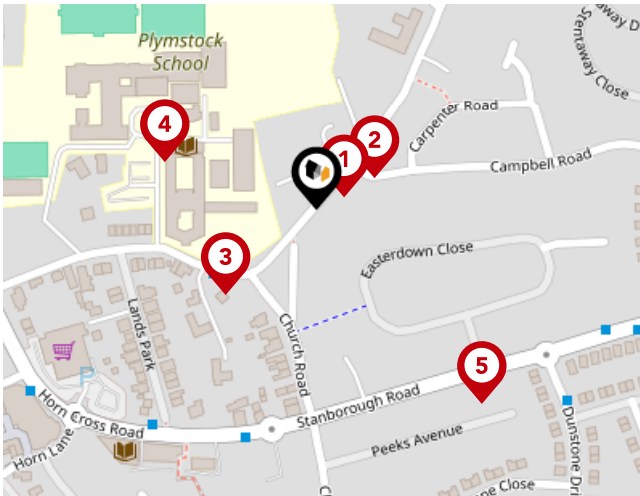
Pin	Name	Distance
1	M5 J31	33.37 miles
2	M5 J30	36.53 miles



Airports/Helipads

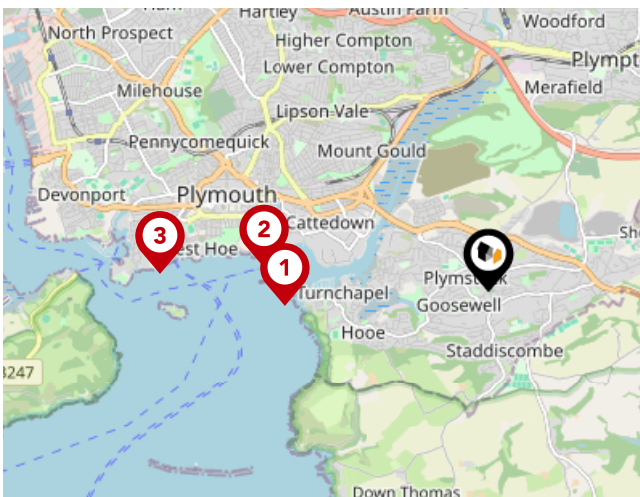
Pin	Name	Distance
1	Glenholt	4.29 miles
2	Exeter Airport	38.94 miles
3	St Mawgan	40.94 miles
4	Joppa	72.25 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Campbell Road	0.02 miles
2	Campbell Road	0.04 miles
3	Plymstock School	0.07 miles
4	Plymstock School	0.09 miles
5	Easterdown Close	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.93 miles
2	Plymouth (Barbican) Landing Stage	2.13 miles
3	Plymouth Ferry Terminal	3.12 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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