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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



HOLLAND ROAD, PLYMSTOCK, PLYMOUTH, PL9

Lang Town & Country

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,334 ft ² / 124 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN208		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Energy rating

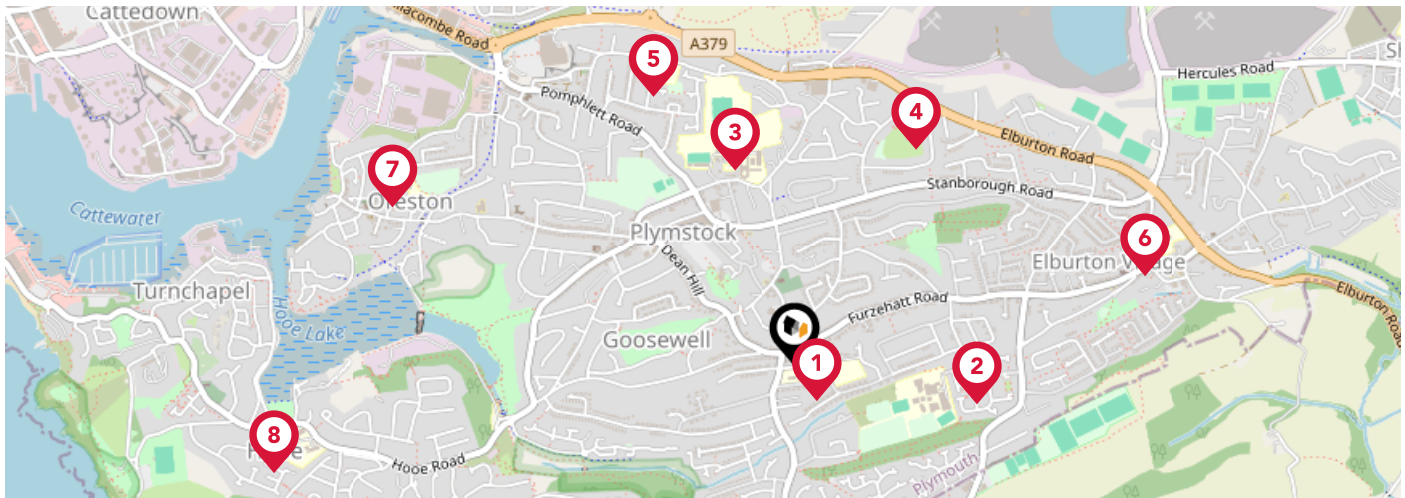
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Valid until 22.01.2033

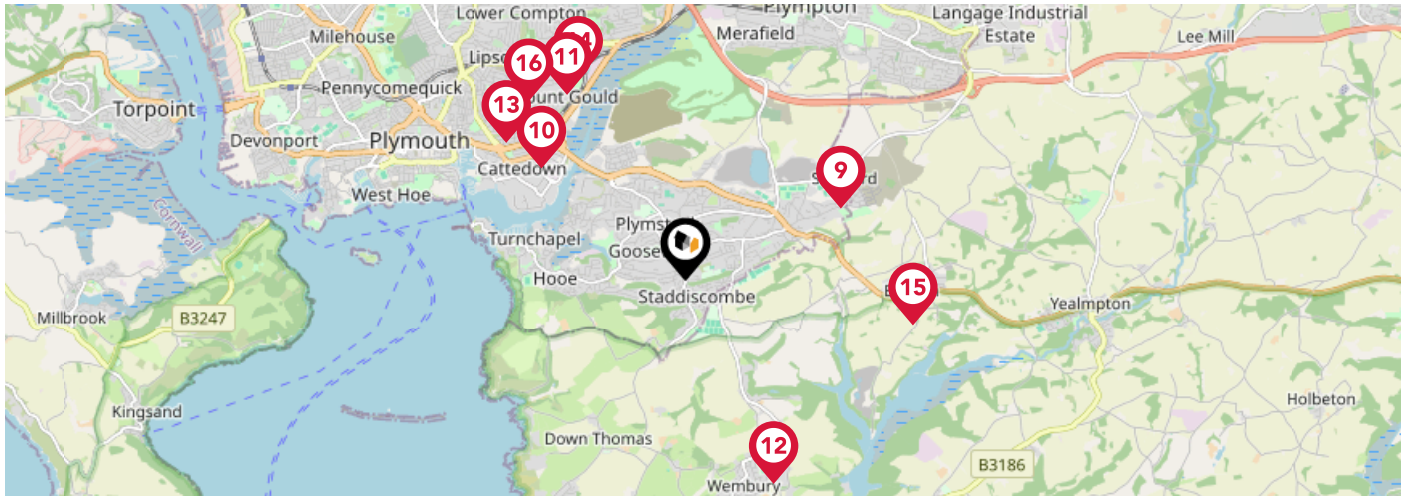
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	124 m ²

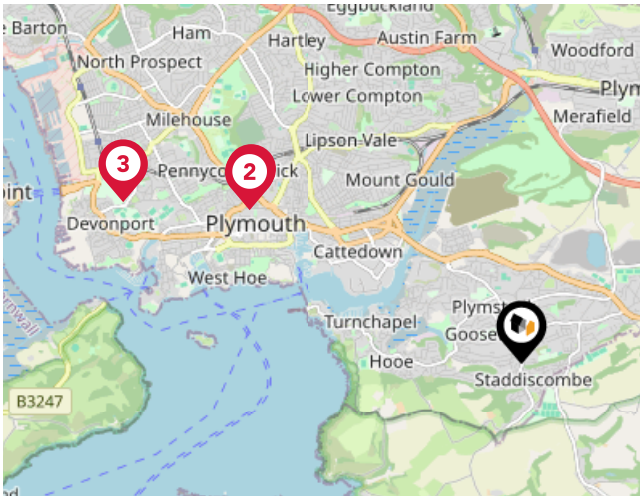


		Nursery	Primary	Secondary	College	Private
1	Goosewell Primary Academy Ofsted Rating: Good Pupils: 517 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coombe Dean School Ofsted Rating: Good Pupils: 1009 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plymstock School Ofsted Rating: Good Pupils: 1549 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dunstone Primary School Ofsted Rating: Good Pupils: 188 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pomphlett Primary School Ofsted Rating: Good Pupils: 298 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elburton Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oveston Community Academy Ofsted Rating: Good Pupils: 457 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hooe Primary Academy Ofsted Rating: Good Pupils: 218 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



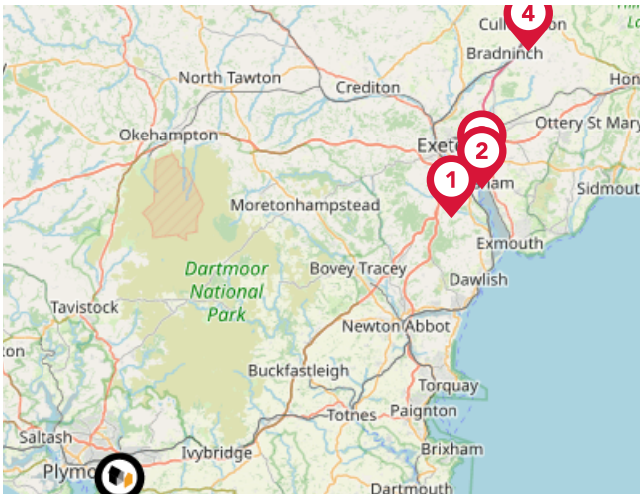
		Nursery	Primary	Secondary	College	Private
	Sherford Vale School Ofsted Rating: Not Rated Pupils: 176 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 406 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1008 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wembury Primary School Ofsted Rating: Good Pupils: 199 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Salisbury Road Primary School Ofsted Rating: Requires Improvement Pupils: 486 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laira Green Primary School Ofsted Rating: Requires Improvement Pupils: 271 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 108 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



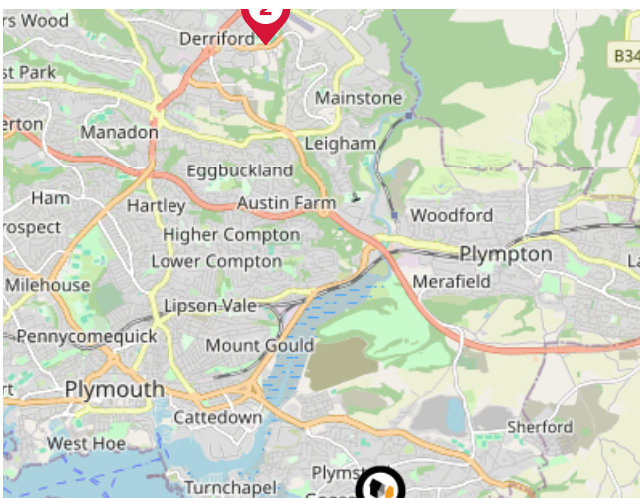
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.96 miles
2	Plymouth Rail Station	2.96 miles
3	Devonport Rail Station	4.07 miles



Trunk Roads/Motorways

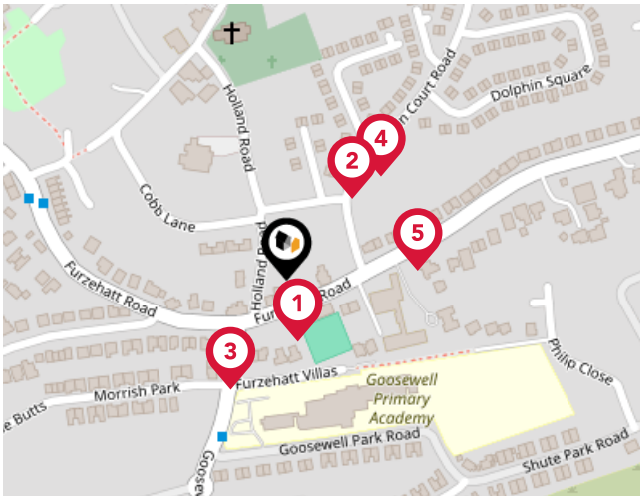
Pin	Name	Distance
1	M5 J31	33.61 miles
2	M5 J30	36.78 miles
3	M5 J29	37.61 miles
4	M5 J28	46.54 miles



Airports/Helipads

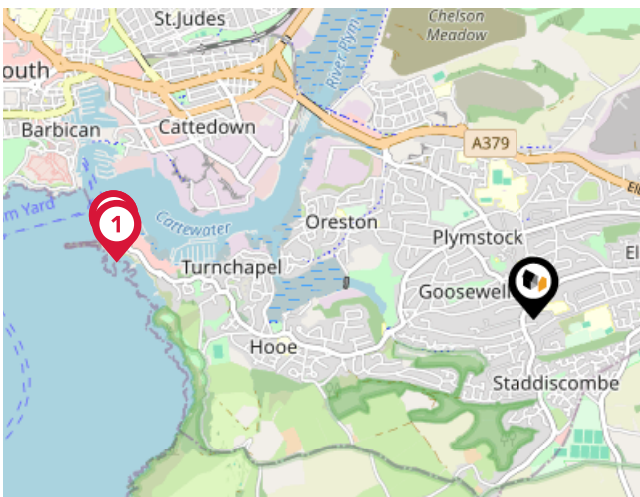
Pin	Name	Distance
1	Plymouth City Airport	4.69 miles
2	Plymouth City Airport	4.69 miles
3	Exeter International Airport	39.18 miles
4	Exeter International Airport	39.18 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Plymstock Bowling Club	0.04 miles
2	Oakdene Rise	0.06 miles
3	Goosewell Primary	0.07 miles
4	Oakdene Rise	0.08 miles
5	Dolphin Court Road	0.08 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.99 miles
2	Plymouth Mount Batten Ferry Landing	2.01 miles
3	Plymouth Mount Batten Ferry Landing	2.01 miles

Important - Please Read

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Lang Town & Country

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