

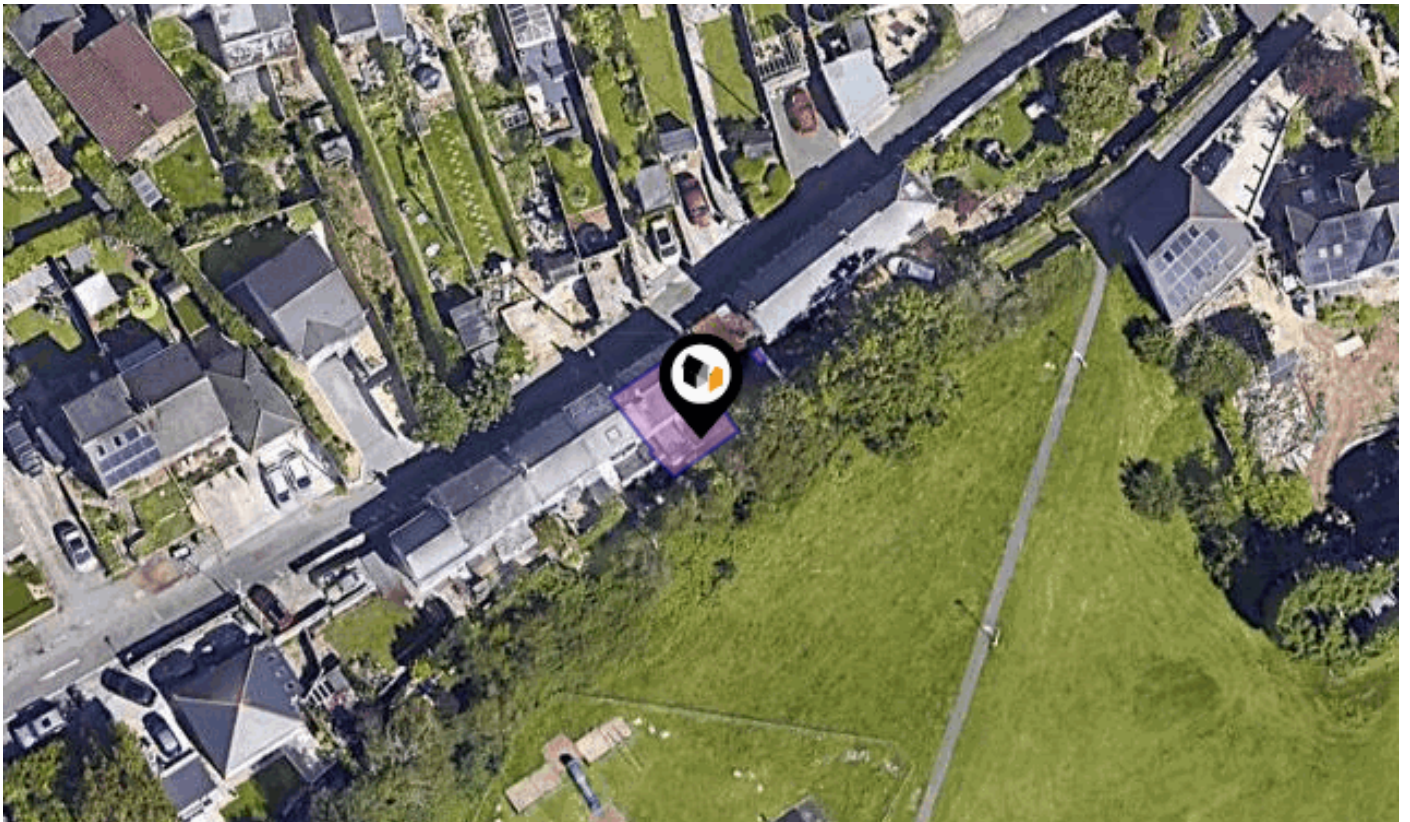


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 25<sup>th</sup> October 2024



## WEMBURY ROAD, PLYMOUTH, PL9

### Lang Town & Country

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	645 ft <sup>2</sup> / 60 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,723		
<b>Title Number:</b>	DN32805		

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>75</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



PL9

Energy rating

**D**

Valid until 13.05.2034

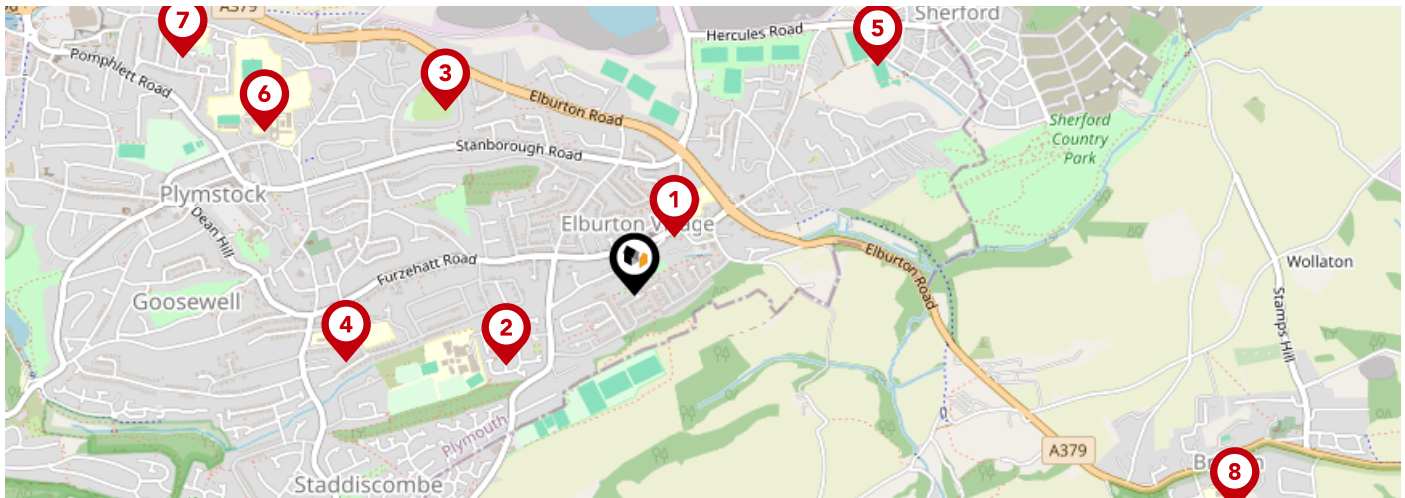
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

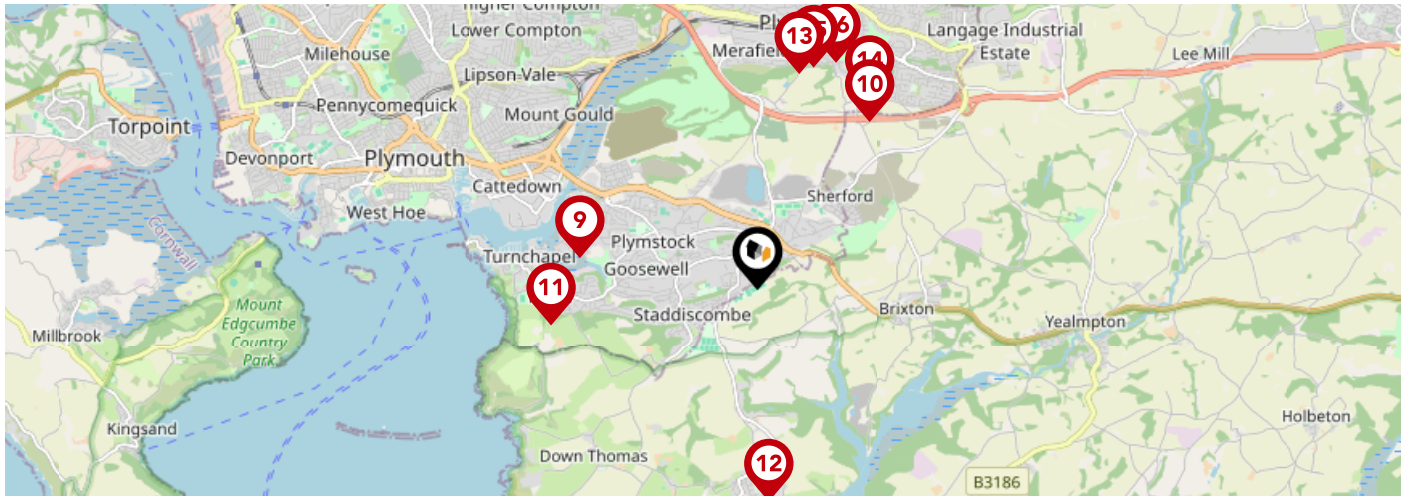
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	60 m <sup>2</sup>











# Area Schools



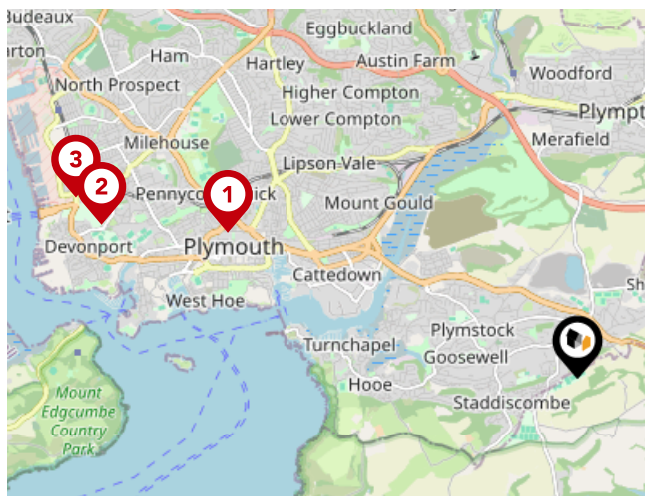
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plympton St Mary's CofE Infant School</b> Ofsted Rating: Good   Pupils: 100   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longcause Community Special School</b> Ofsted Rating: Good   Pupils: 110   Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Priory Junior Academy</b> Ofsted Rating: Good   Pupils: 192   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plympton Academy</b> Ofsted Rating: Requires improvement   Pupils: 1145   Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

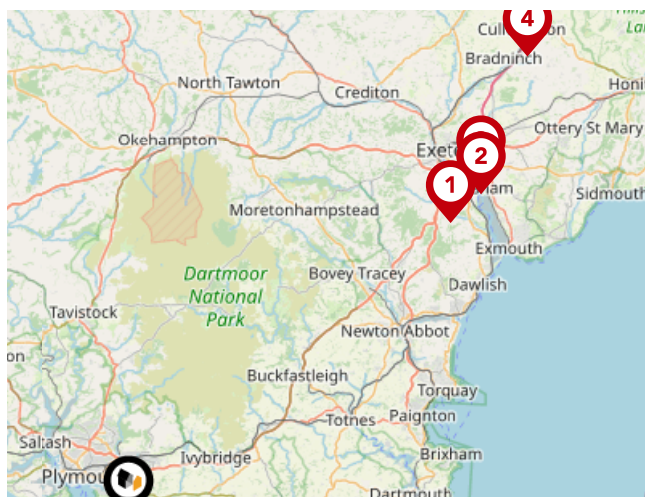
# Area

## Transport (National)



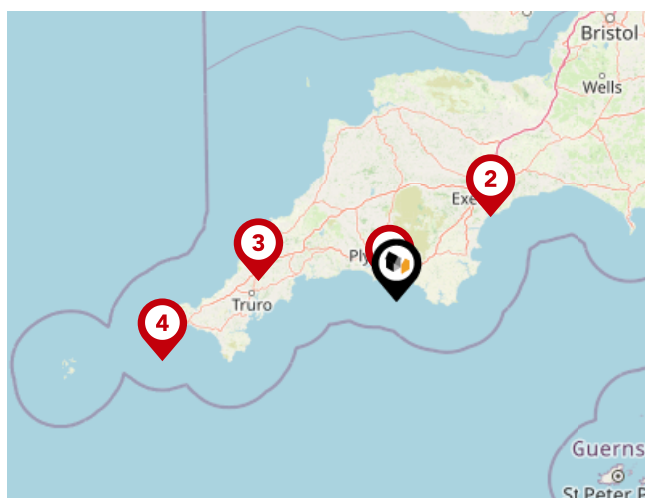
### National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.59 miles
2	Devonport Rail Station	4.73 miles
3	Dockyard (Plymouth) Rail Station	5.04 miles



### Trunk Roads/Motorways

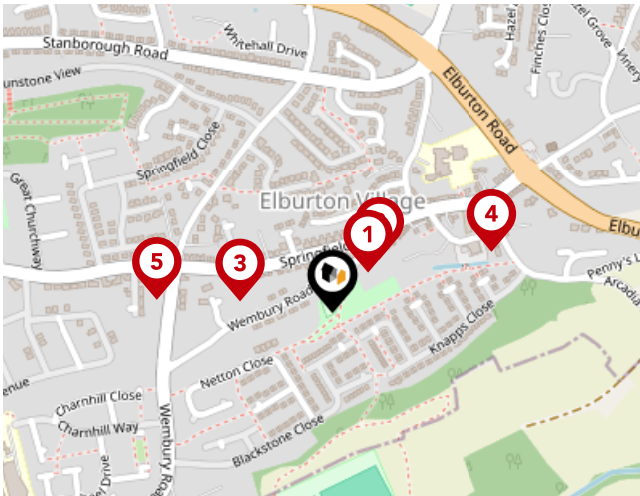
Pin	Name	Distance
1	M5 J31	33.02 miles
2	M5 J30	36.18 miles
3	M5 J29	37.03 miles
4	M5 J28	46 miles



### Airports/Helipads

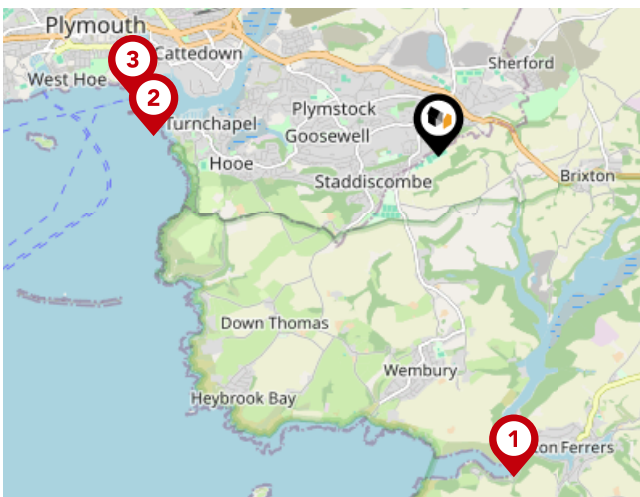
Pin	Name	Distance
1	Glenholt	4.85 miles
2	Exeter Airport	38.58 miles
3	St Mawgan	41.76 miles
4	Joppa	72.92 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Elburton Village	0.06 miles
2	Elburton Methodist Church	0.08 miles
3	James Close	0.11 miles
4	Springfield Nursing Home	0.2 miles
5	Coach House Mews	0.21 miles



## Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.11 miles
2	Plymouth Mount Batten Ferry Landing	2.71 miles
3	Plymouth (Barbican) Landing Stage	2.95 miles



## Important - Please Read

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# Lang Town & Country

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