

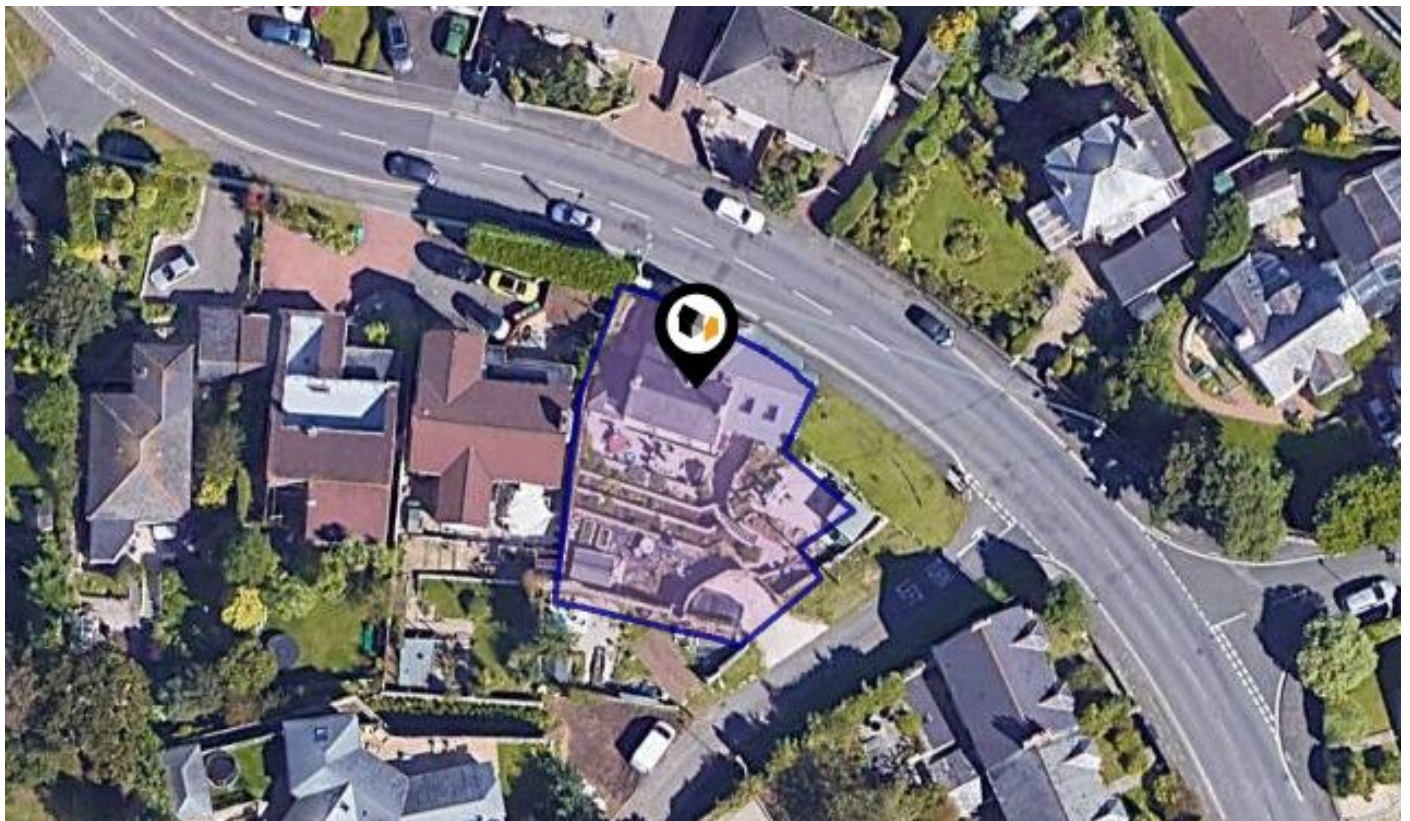


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27th March 2026



DEAN HILL, PLYMOUTH, PL9

6 The Broadway Plymstock Plymouth PL9 7AU

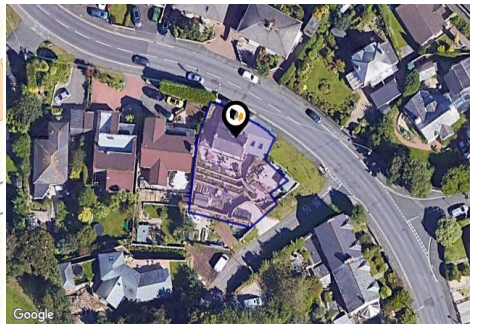
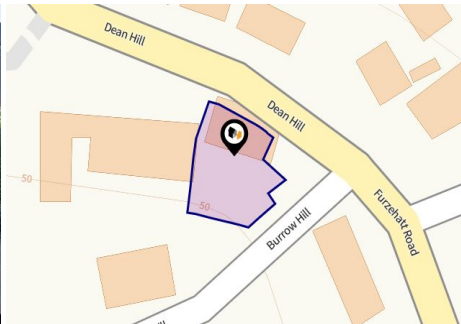
01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,077 ft ² / 193 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN87406		

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)

16 mb/s	54 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

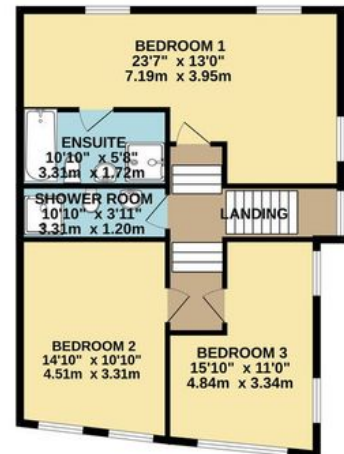
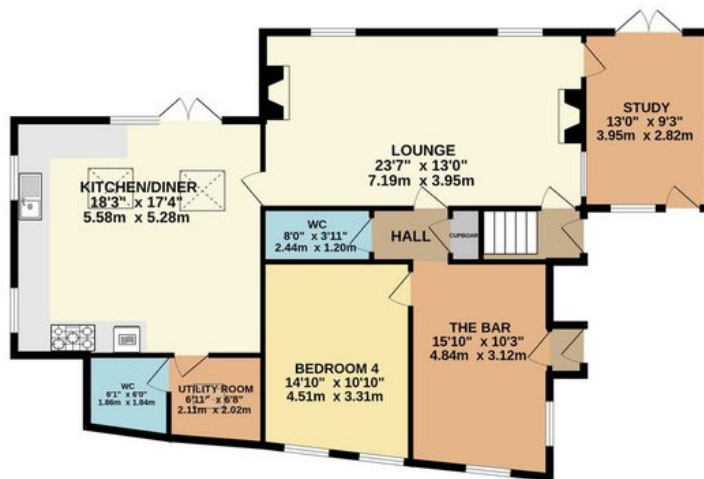
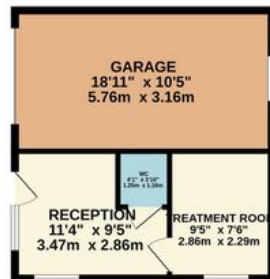
This Address



Planning records for: *Dean Hill, Plymouth, PL9*

Reference - 20/01708/FUL	
Decision:	Decided
Date:	06th November 2020
Description:	Detached garage, storage areas and office space

DEAN HILL, PLYMOUTH, PL9



TOTAL FLOOR AREA: 2329 sq.ft. (216.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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PL9

Energy rating

D

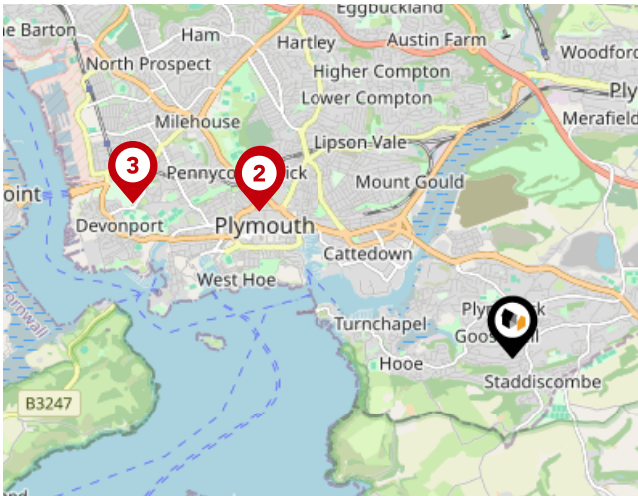
Valid until 17.09.2033

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

Additional EPC Data

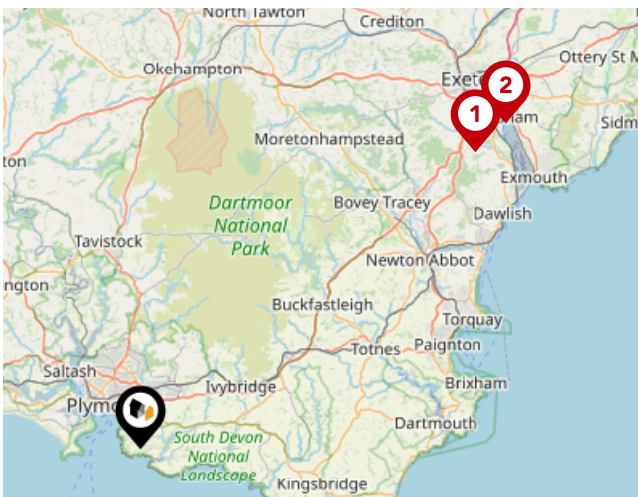
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	193 m ²

Area Transport (National)



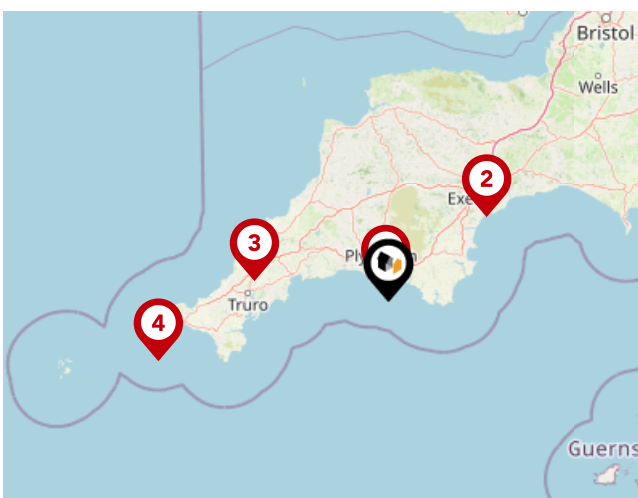
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.77 miles
2	Plymouth Rail Station	2.77 miles
3	Devonport Rail Station	3.88 miles



Trunk Roads/Motorways

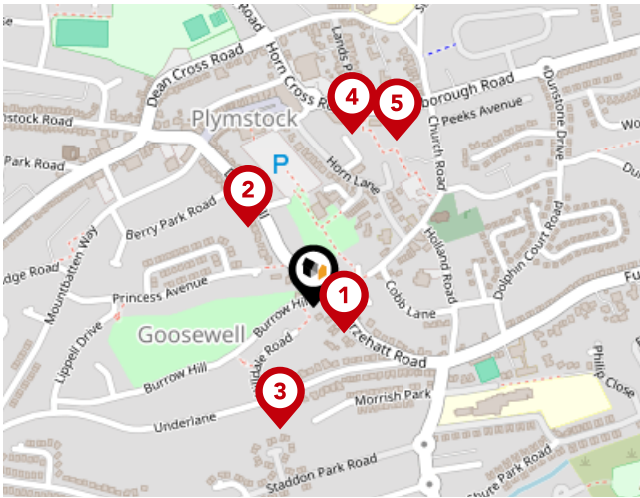
Pin	Name	Distance
1	M5 J31	33.71 miles
2	M5 J30	36.87 miles



Airports/Helipads

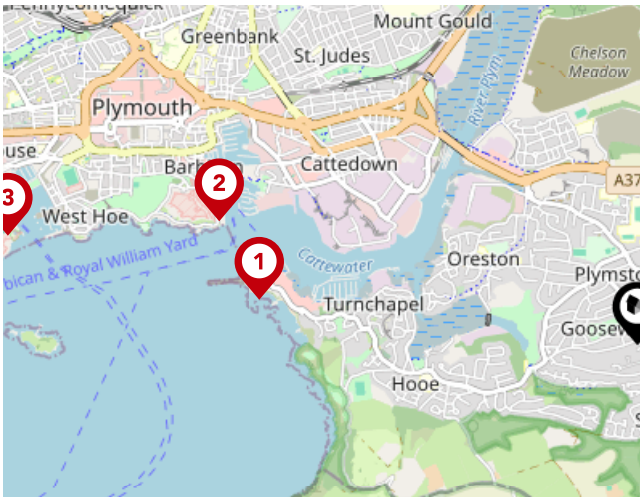
Pin	Name	Distance
1	Glenholt	4.6 miles
2	Exeter Airport	39.28 miles
3	St Mawgan	40.86 miles
4	Joppa	72.03 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Road	0.05 miles
2	Berry Park Road	0.12 miles
3	Hilldale Road	0.15 miles
4	Plymstock Library	0.21 miles
5	Maple Court	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.8 miles
2	Plymouth (Barbican) Landing Stage	2.06 miles
3	Plymouth Ferry Terminal	3.02 miles

Important - Please Read

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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.

Data Quality

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