

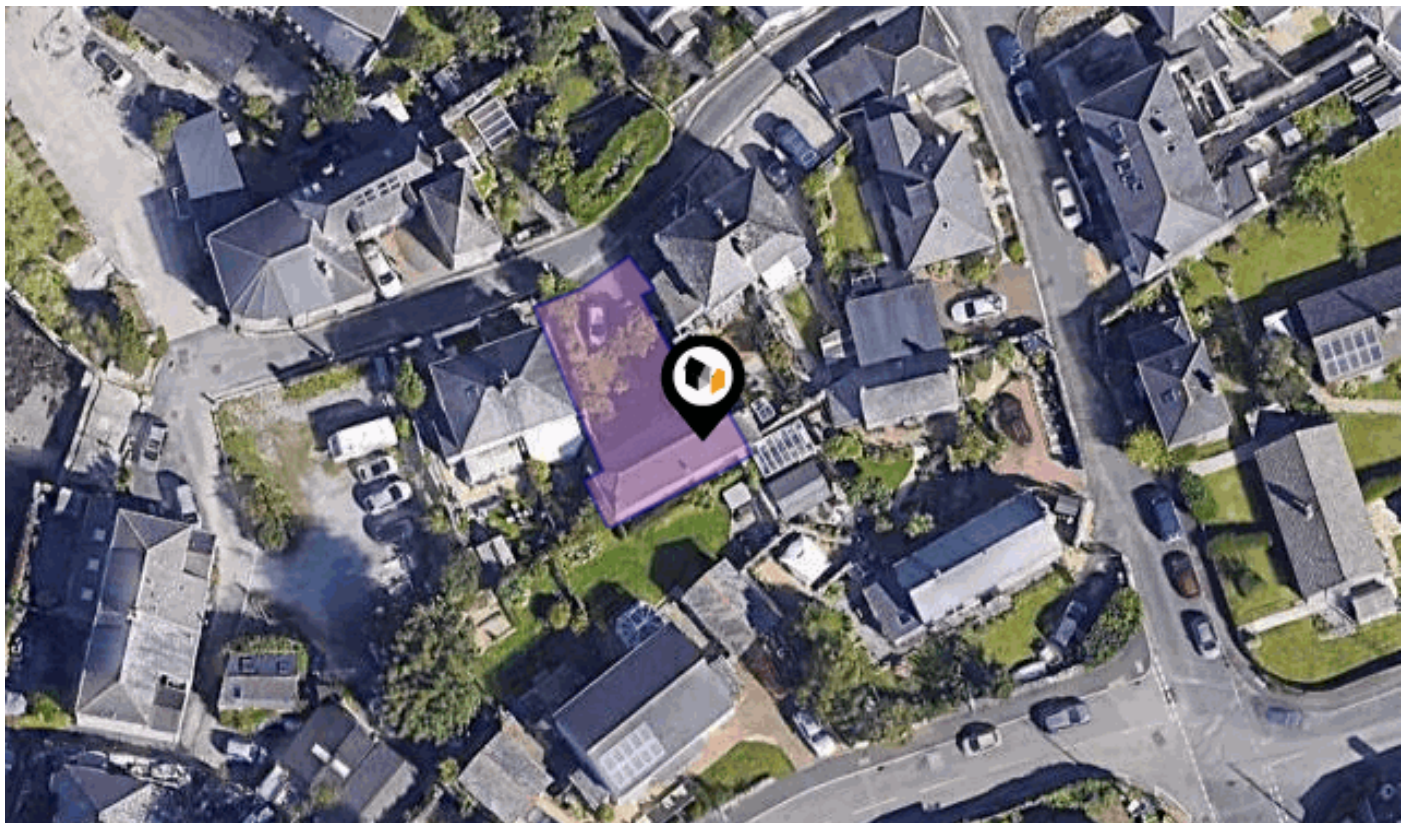


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th April 2026



MARINE ROAD, ORESTON, PLYMOUTH, PL9

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,474 ft ² / 137 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	DN48729		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	64 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



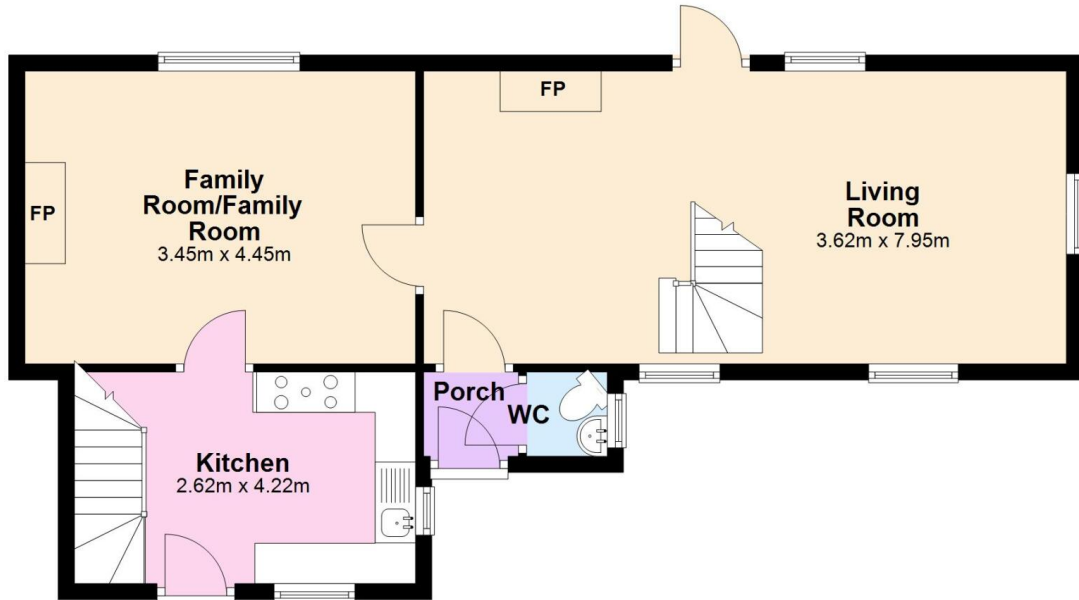
Satellite/Fibre TV Availability:



MARINE ROAD, ORESTON, PLYMOUTH, PL9

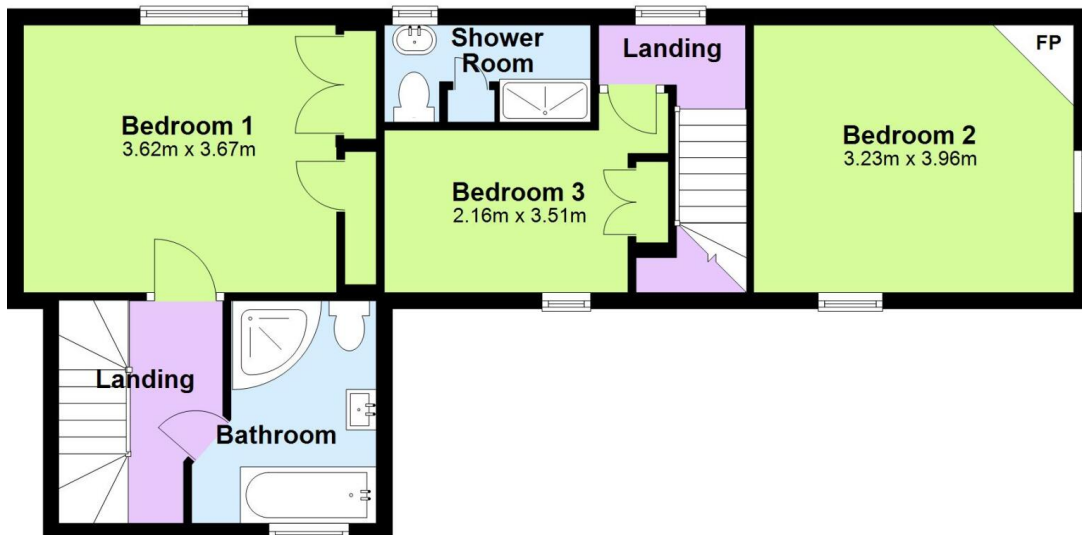
Ground Floor

Approx. 60.0 sq. metres



First Floor

Approx. 54.2 sq. metres



Total area: approx. 114.2 sq. metres

Oreston, PL9

Energy rating

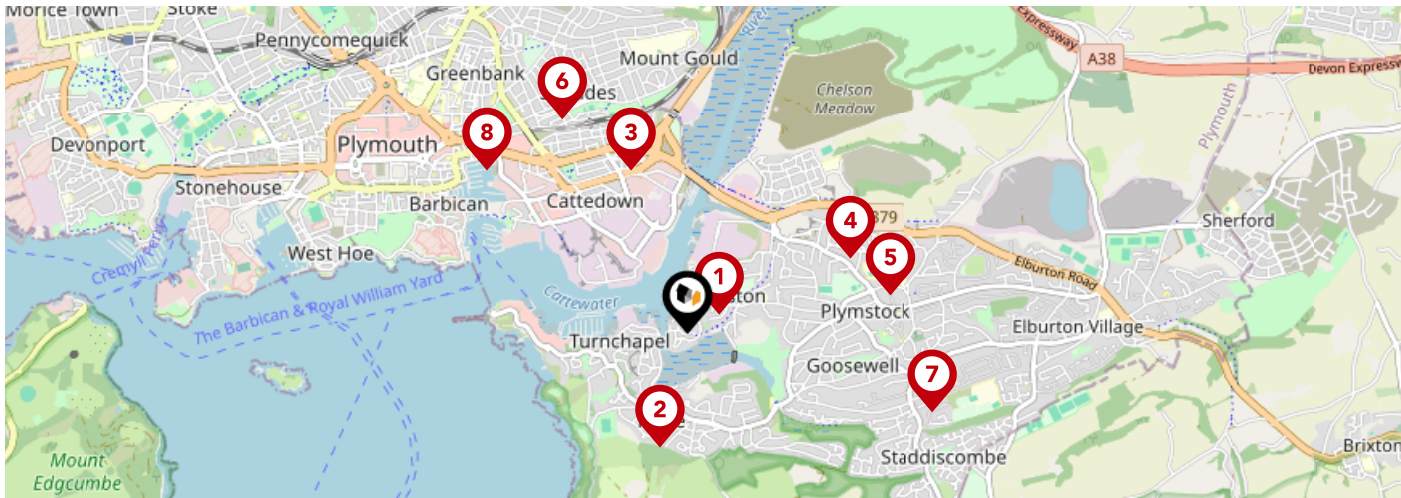
D

Valid until 09.02.2033

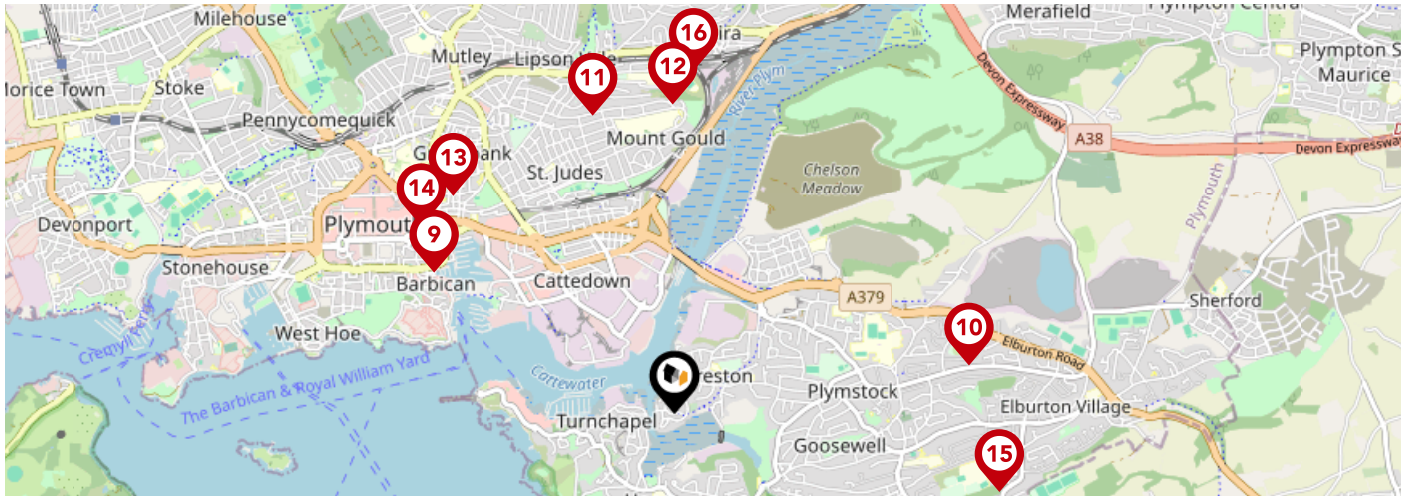
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 83 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: black; padding: 5px; display: inline-block;"> 59 D </div>	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 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:	137 m ²



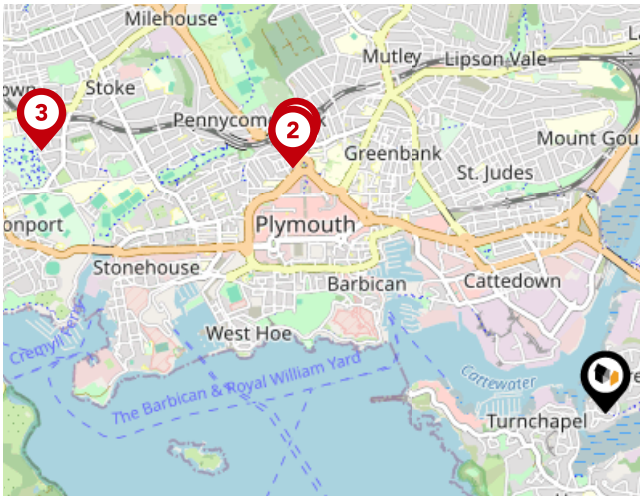
		Nursery	Primary	Secondary	College	Private
1	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

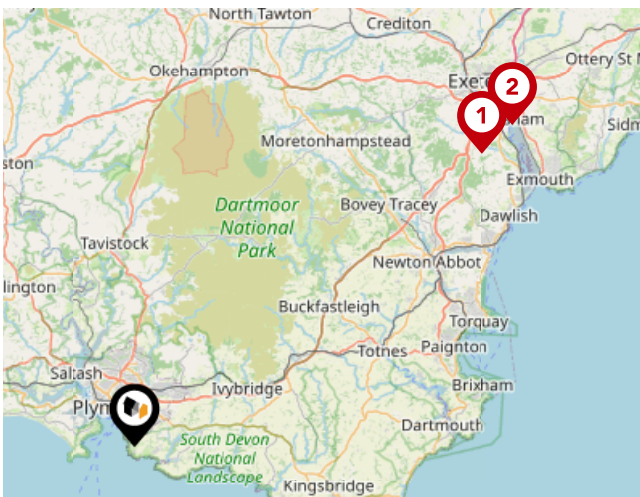
Area

Transport (National)



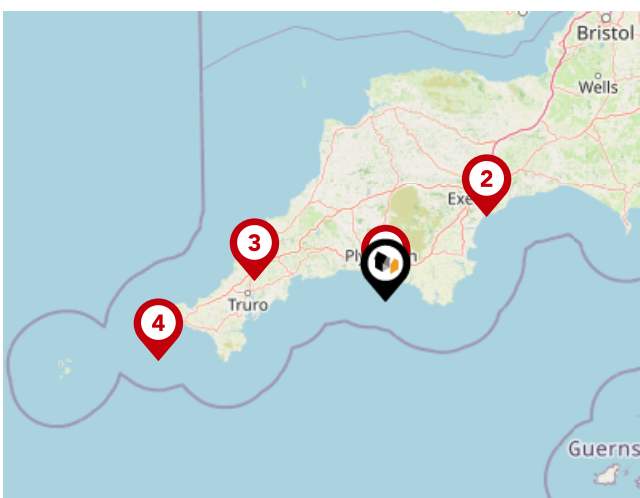
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.89 miles
2	Plymouth Rail Station	1.88 miles
3	Devonport Rail Station	2.94 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.26 miles
2	M5 J30	37.42 miles

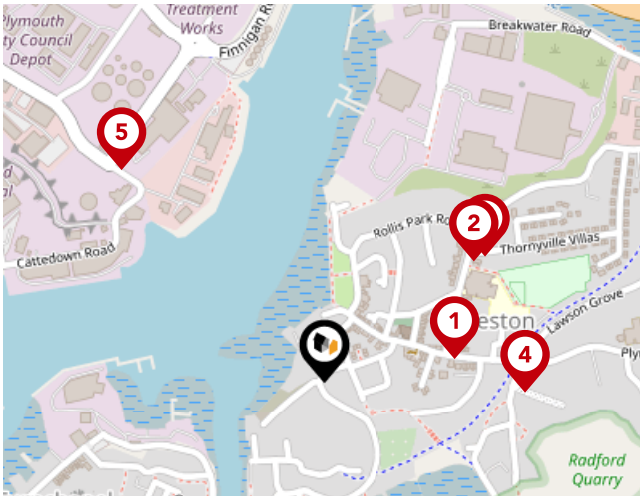


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.28 miles
2	Exeter Airport	39.83 miles
3	St Mawgan	39.91 miles
4	Joppa	71.18 miles

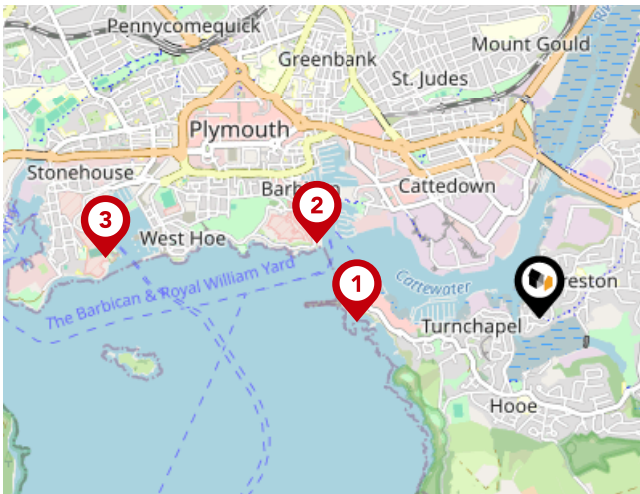
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oreston Road	0.16 miles
2	Rollis Park Road	0.23 miles
3	Rollis Park Road	0.24 miles
4	Railway Cottages	0.24 miles
5	Maxwell Road	0.35 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	0.86 miles
2	Plymouth (Barbican) Landing Stage	1.11 miles
3	Plymouth Ferry Terminal	2.07 miles

Important - Please Read

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