

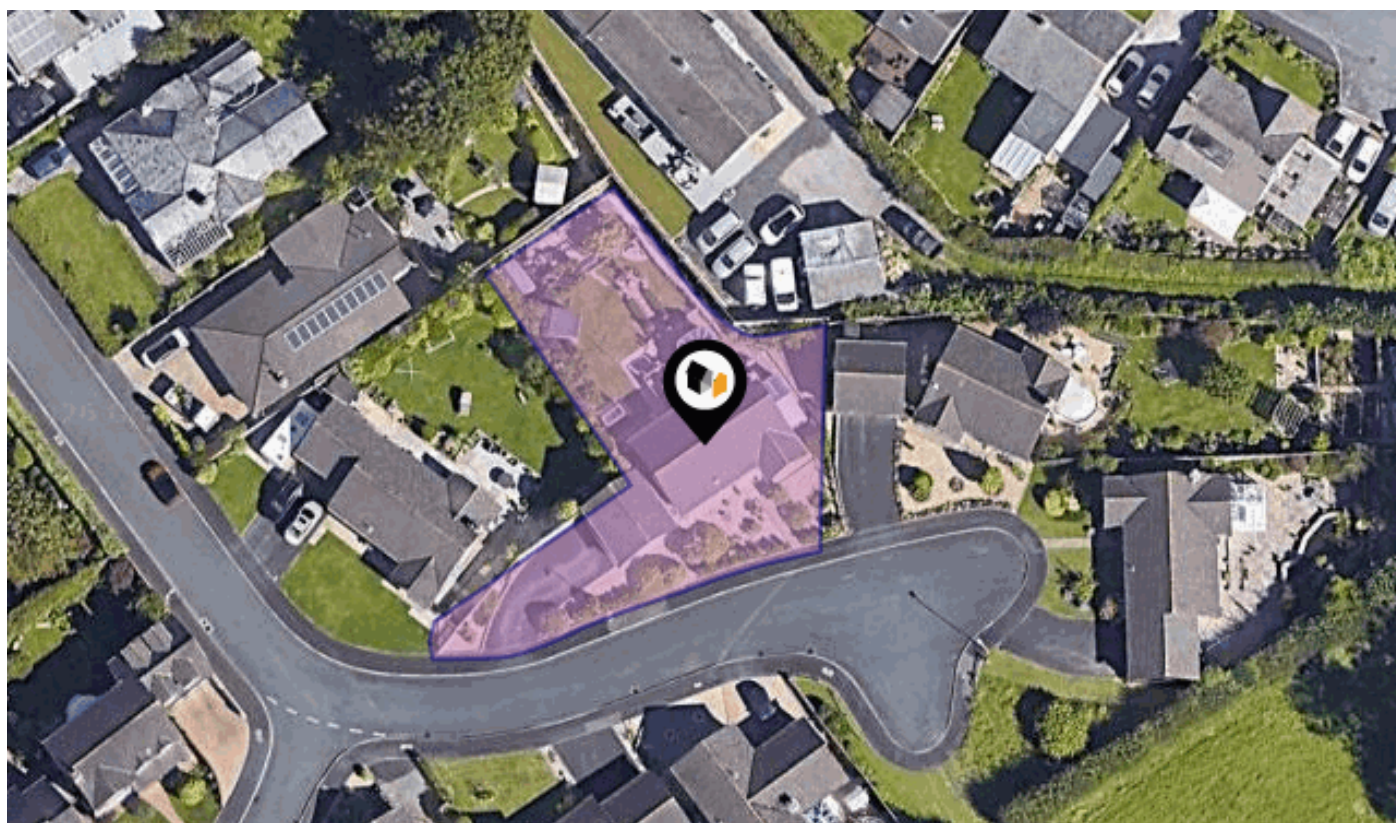


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31st July 2026



BROOKWOOD ROAD, PLYMOUTH, PL9

Lang Town & Country

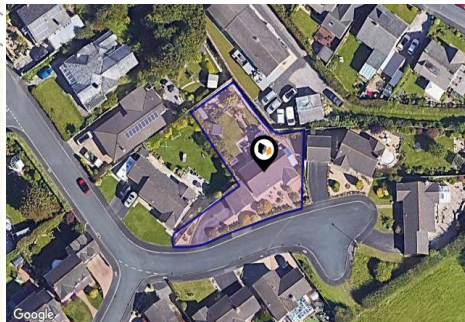
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

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Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.17 acres
Council Tax :	Band E
Annual Estimate:	£2,984
Title Number:	DN147817

Tenure: Freehold

Local Area

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

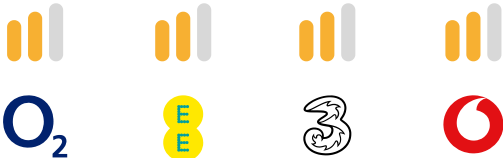
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	36	1800
mb/s	mb/s	mb/s
		

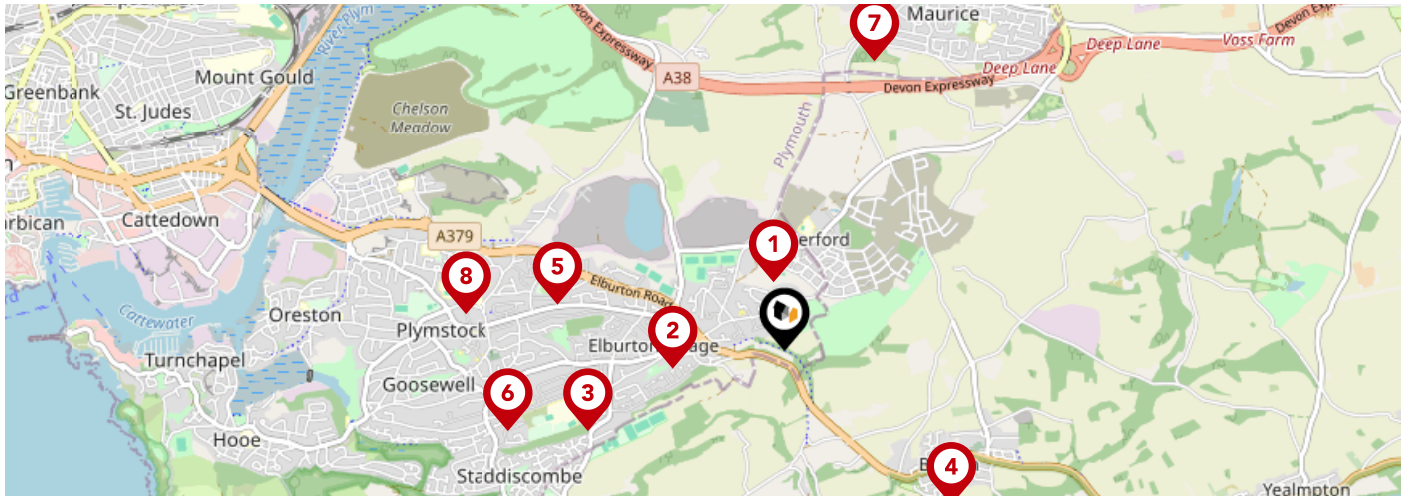
Mobile Coverage:

(based on calls indoors)

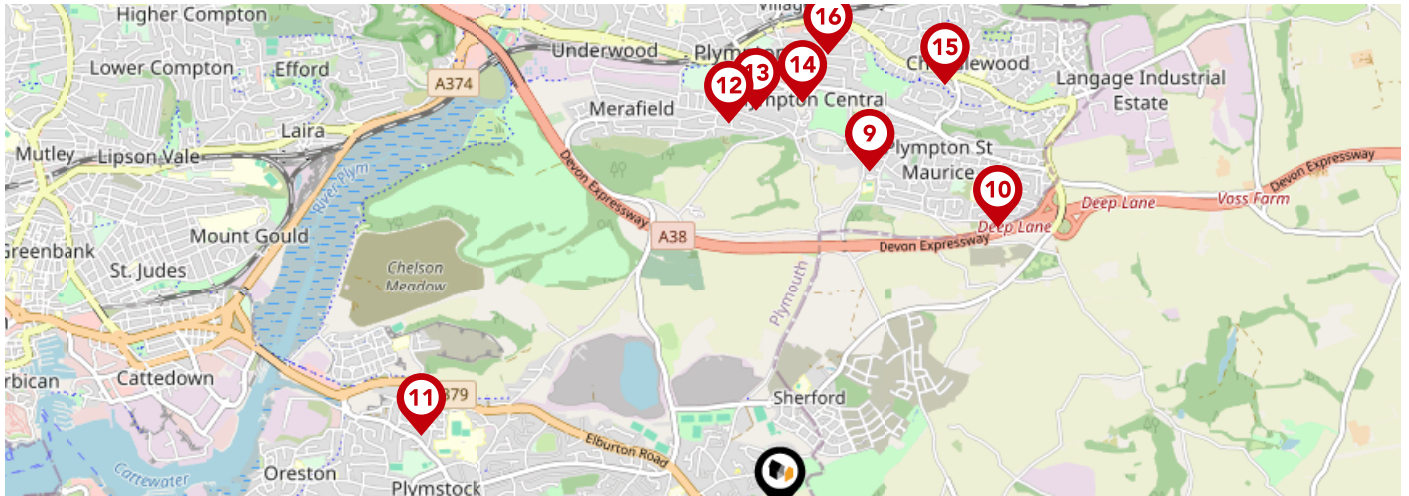


Satellite/Fibre TV Availability:





		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.33	☐	☒	☐	☐	☐
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.54	☐	☒	☐	☐	☐
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1	☐	☐	☒	☐	☐
4	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.07	☐	☒	☐	☐	☐
5	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.1	☐	☒	☐	☐	☐
6	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.36	☐	☒	☐	☐	☐
7	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.44	☐	☒	☐	☐	☐
8	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.51	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.65	☐	☐	☒	☐	☐
10	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.69	☐	☒	☐	☐	☐
11	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.73	☐	☒	☐	☐	☐
12	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance:1.84	☐	☒	☐	☐	☐
13	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance:1.89	☐	☒	☐	☐	☐
14	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance:1.93	☐	☐	☒	☐	☐
15	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance:2.16	☐	☒	☐	☐	☐
16	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance:2.17	☐	☒	☐	☐	☐

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 Lang Town & Country and therefore no warranties can be given as to their good working order.

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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