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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09<sup>th</sup> February 2026



## HILLTOP COTTAGES, BRIXTON, PLYMOUTH, PL8

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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www.langtownandcountry.com



street-view-image



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,463 ft <sup>2</sup> / 136 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,599		
<b>Title Number:</b>	DN741439		

## Local Area

<b>Local Authority:</b>	Devon	<b>Estimated Broadband Speeds</b> (Standard - Superfast - Ultrafast)	
<b>Conservation Area:</b>	No	<b>23</b>	<b>-</b>
<b>Flood Risk:</b>		mb/s	mb/s
● Rivers & Seas	Very low		
● Surface Water	Very low		

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



**Satellite/Fibre TV Availability:**



Hilltop Cottages, Brixton, PL8

Energy rating

**B**

Valid until 27.04.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81   B	90   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

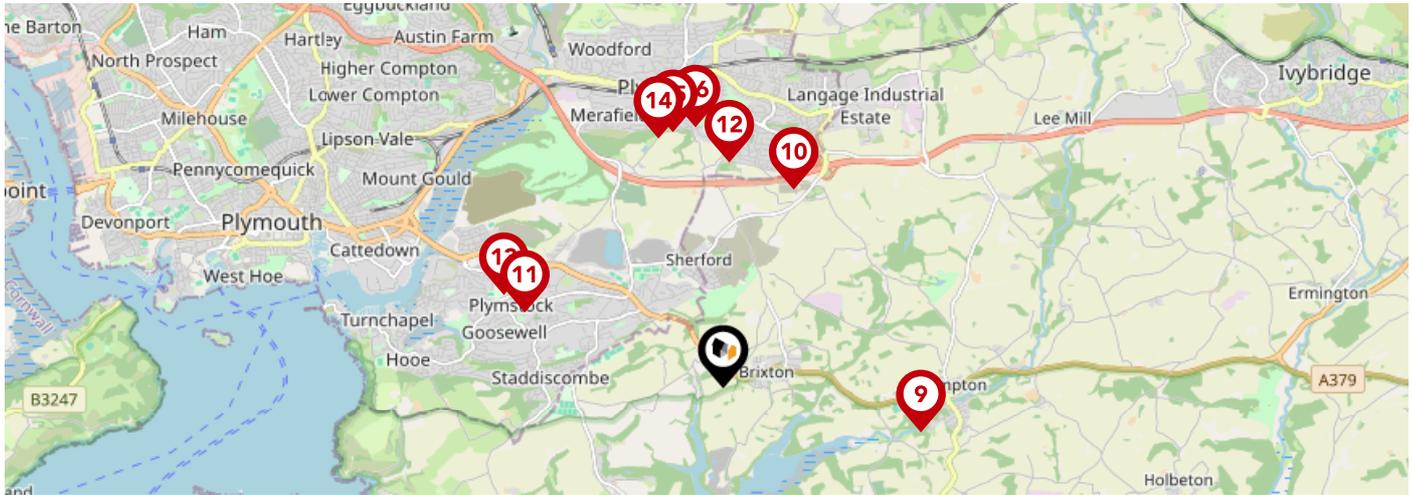
## Additional EPC Data

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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.19 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.13 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>	Average thermal transmittance 0.09 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	136 m <sup>2</sup>

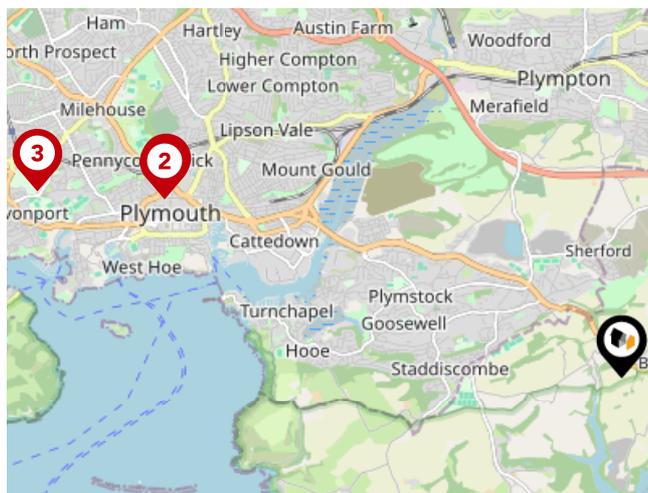


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wembury Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Plympton St Maurice Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Yealmpton Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Yealmpstone Farm Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Longcause Community Special School</b> Ofsted Rating: Good   Pupils: 110   Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:2.24	<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:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Old Priory Junior Academy</b> Ofsted Rating: Good   Pupils: 192   Distance:2.47	<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:2.48	<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	4.62 miles
2	Plymouth Rail Station	4.62 miles
3	Devonport Rail Station	5.77 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.53 miles
2	M5 J30	35.69 miles



## Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.58 miles
2	Exeter Airport	38.08 miles
3	St Mawgan	42.79 miles
4	Joppa	73.81 miles

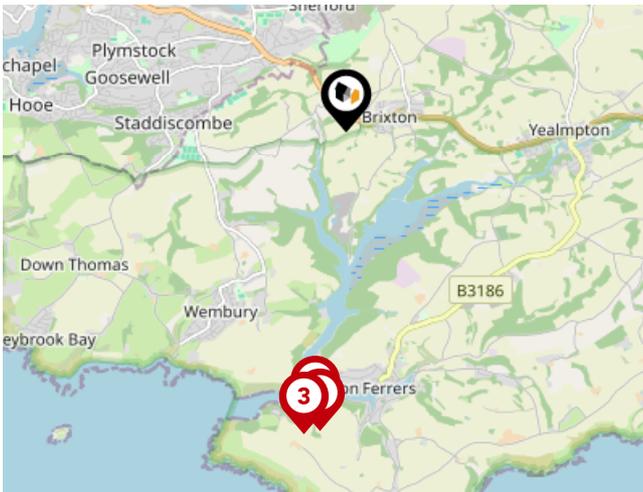
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Combe Lane	0.09 miles
2	Sutherland Cottages	0.24 miles
3	Rogers Garage	0.21 miles
4	Elliot's Hill	0.48 miles
5	Winstone Lane	0.64 miles



### Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	2.72 miles
2	Noss Mayo Ferry Landing	2.84 miles
3	Warren Point Ferry Landing	2.88 miles

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