

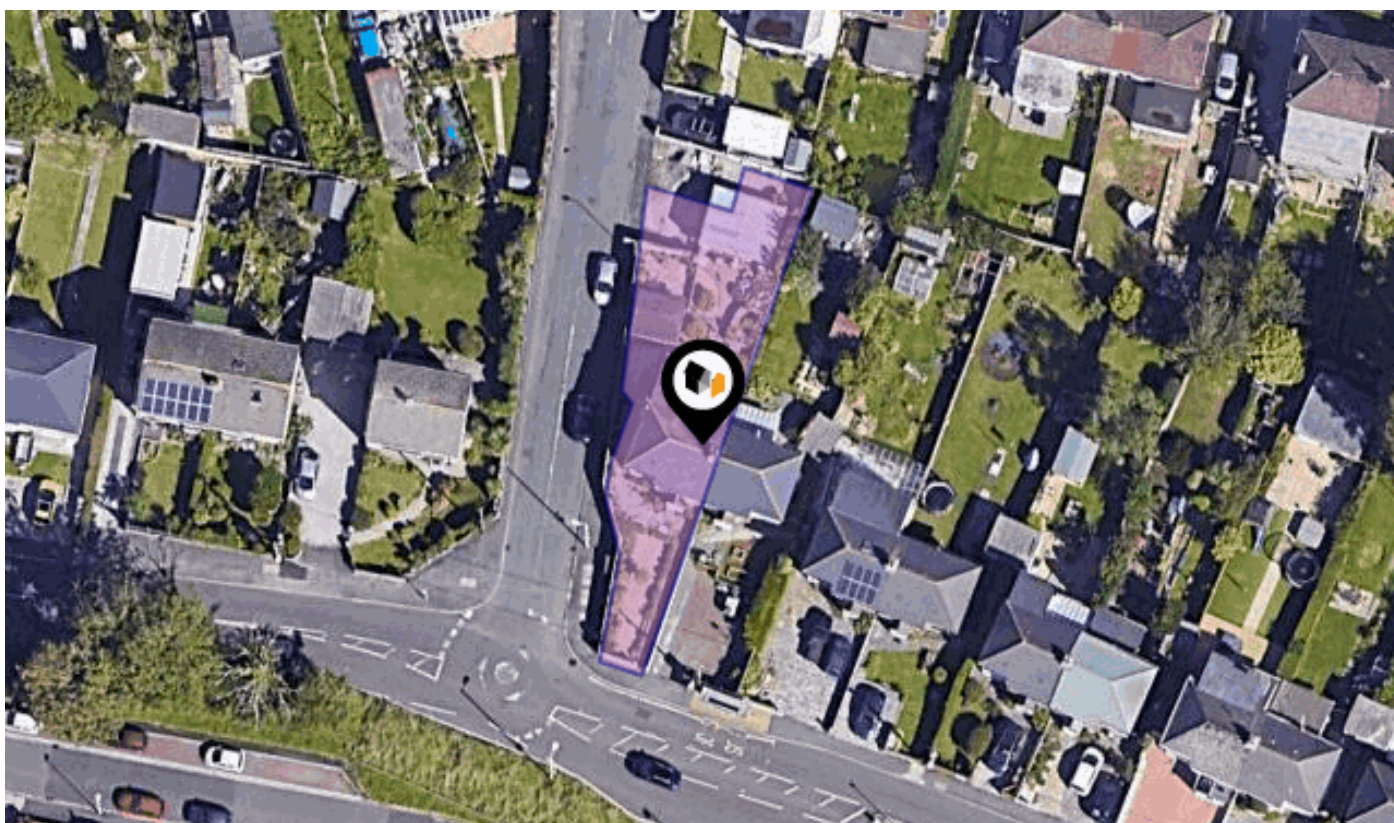


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th July 2026



HOOE ROAD, PLYMOUTH, PL9

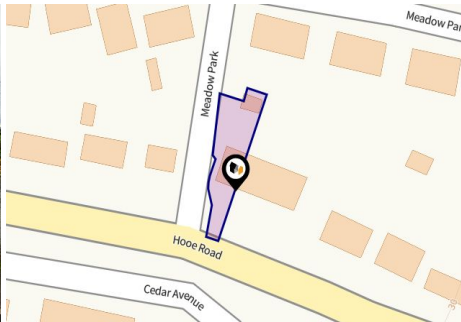
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	0.1 acres
Council Tax :	Band B
Annual Estimate:	£1,899
Title Number:	DN154309

Tenure:	Freehold
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Local Area

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

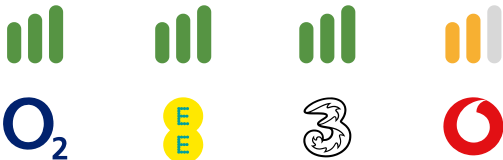
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	80	1800
mb/s	mb/s	mb/s

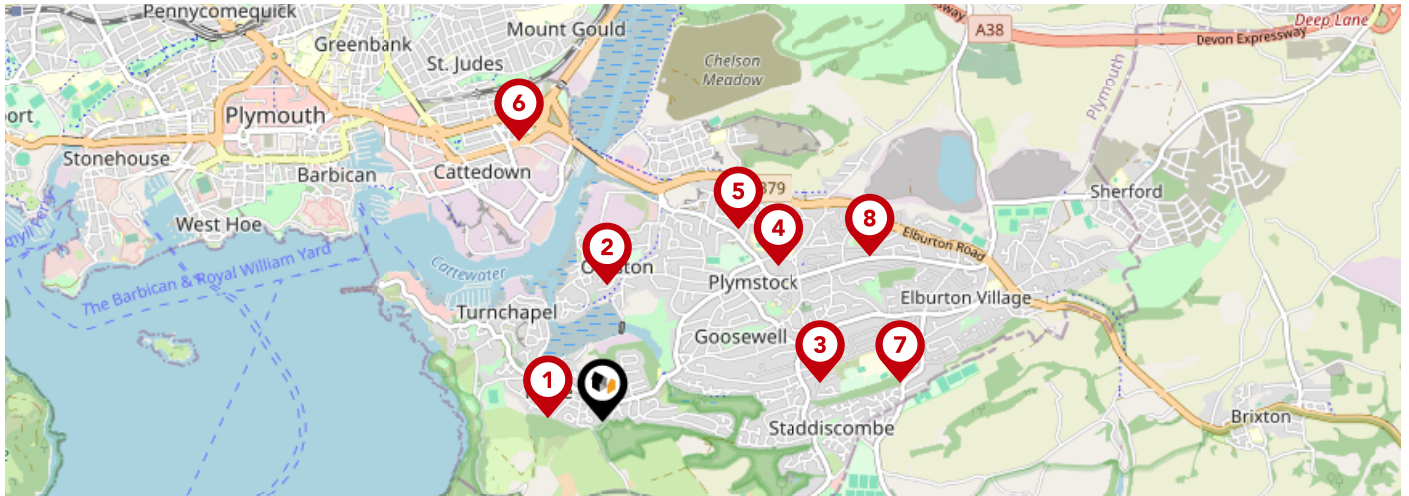
Mobile Coverage:

(based on calls indoors)

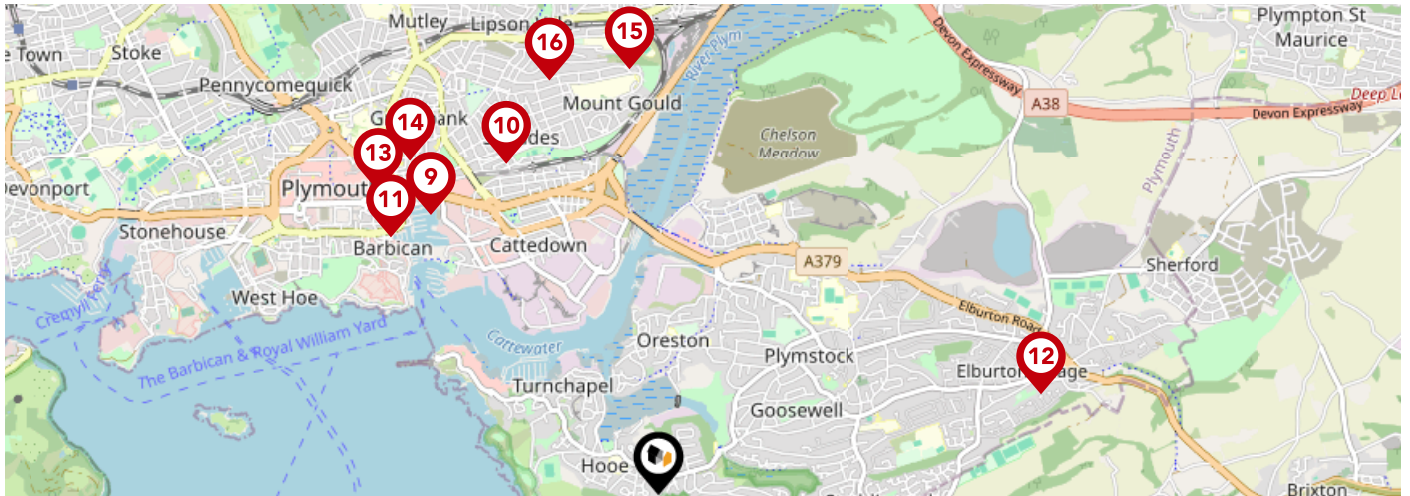


Satellite/Fibre TV Availability:



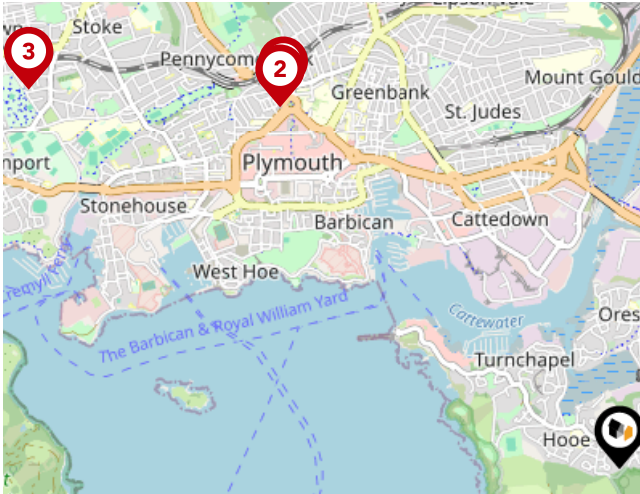


		Nursery	Primary	Secondary	College	Private
1	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:0.25	☐	☒	☐	☐	☐
2	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.65	☐	☒	☐	☐	☐
3	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.05	☐	☒	☐	☐	☐
4	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.12	☐	☐	☒	☐	☐
5	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:1.12	☐	☒	☐	☐	☐
6	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.38	☐	☒	☐	☐	☐
7	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.42	☐	☐	☒	☐	☐
8	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.49	☐	☒	☐	☐	☐



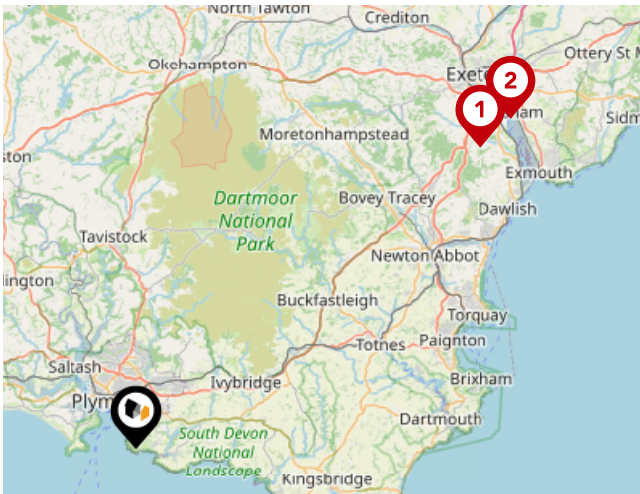
		Nursery	Primary	Secondary	College	Private
9	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance: 1.71	☐	☒	☐	☐	☐
10	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance: 1.73	☐	☒	☐	☐	☐
11	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance: 1.76	☐	☐	☒	☐	☐
12	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance: 1.87	☐	☒	☐	☐	☐
13	Arts University Plymouth Ofsted Rating: Good Pupils: 0 Distance: 1.96	☐	☐	☒	☐	☐
14	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance: 1.97	☐	☒	☐	☐	☐
15	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance: 2.02	☐	☐	☒	☐	☐
16	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance: 2.03	☐	☒	☐	☐	☐

Area Transport (National)



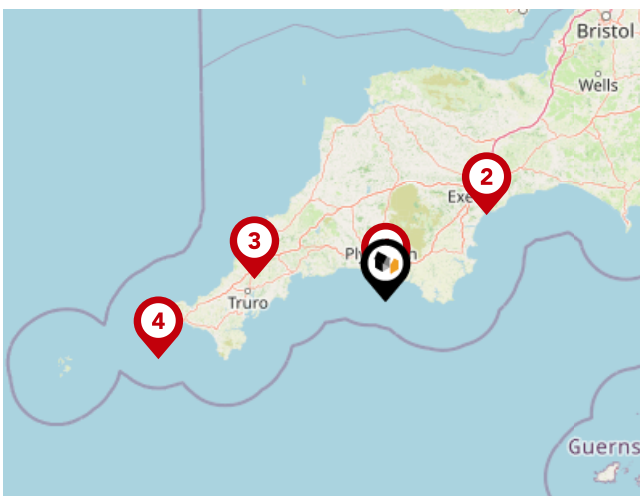
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.36 miles
2	Plymouth Rail Station	2.35 miles
3	Devonport Rail Station	3.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.53 miles
2	M5 J30	37.69 miles

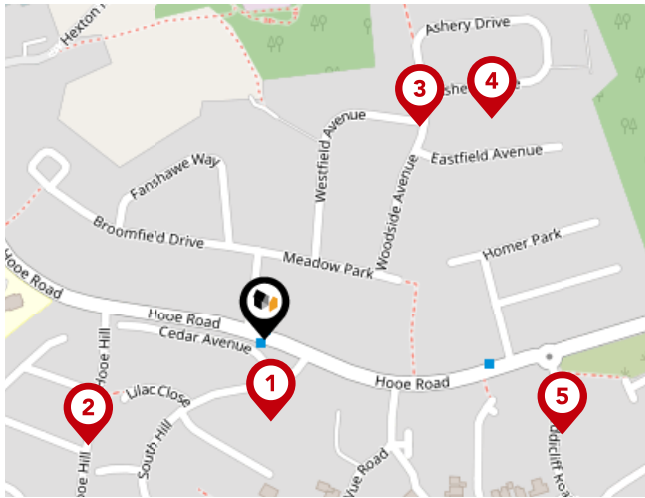


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.84 miles
2	Exeter Airport	40.1 miles
3	St Mawgan	40.13 miles
4	Joppa	71.17 miles

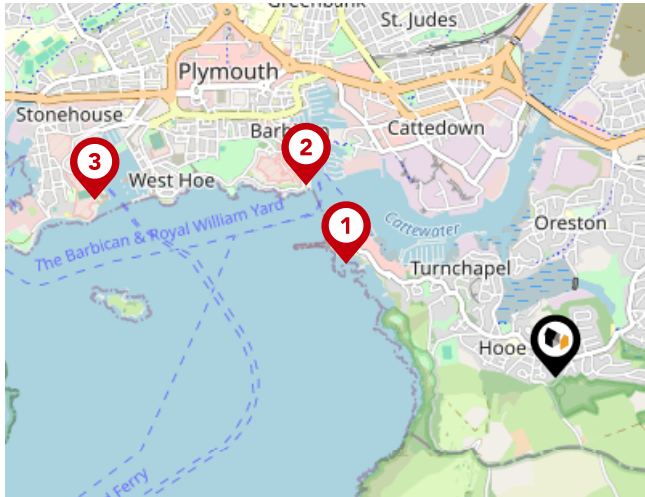
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cedar Avenue	0.05 miles
2	Belle Vue Drive	0.12 miles
3	Ashery Drive	0.16 miles
4	Ashery Drive	0.19 miles
5	Reddicliff Road	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.13 miles
2	Plymouth (Barbican) Landing Stage	1.49 miles
3	Plymouth Ferry Terminal	2.33 miles



Lang & Co was founded in 1993 and Town & Country Lettings in 1997 both quickly built up a trusted reputation for giving honest and professional advice.

The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

Testimonial 1



Have used Lang Town & Country as my letting agent for many years. They have consistently found me an excellent quality of tenant paying a fair rent and staying long periods of time.

Testimonial 2



Very good service from Lang Town & Country who have managed our rental property over many years. Claire has been great with the letting and Nicky is always really helpful with any property management issues, which is ideal for the landlords. Many thanks!

Testimonial 3



Really, really great service from the Lang Town & Country Lettings team. They have been a brilliant help in my move to Cornwall and have always answered my queries straight away. It has made the process really relaxing. Special thanks to Rebecca and Matthew.

Testimonial 4



Wonderful experience in letting an apartment through Lang Town & Country, especially as I had only just arrived in the country. Christine Ingram from lettings was particularly helpful, going out of her way in identifying the property and organising my move smoothly. I would highly recommend their services.



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