

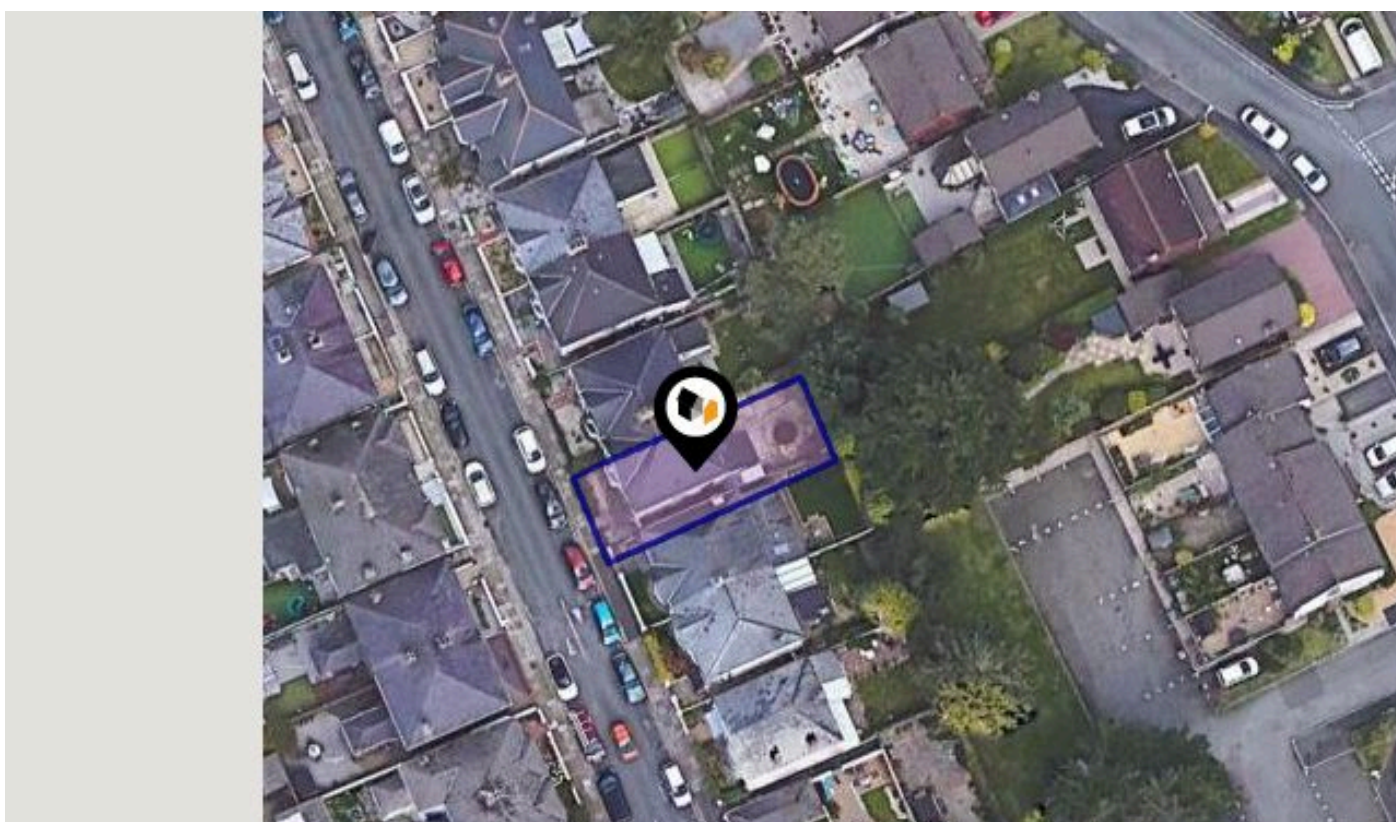


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd October 2026



BEECHCROFT ROAD, BEACON PARK, PLYMOUTH, PL2

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

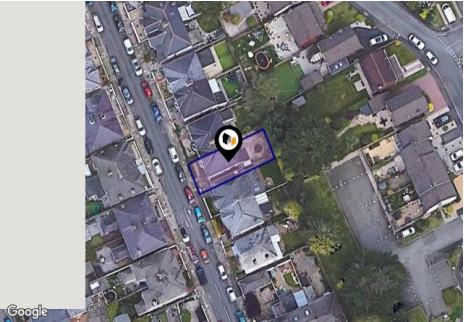
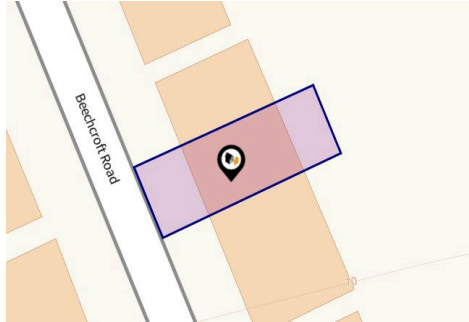
01752 456000

Natalie@langtownandcountry.com

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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,291 ft ² / 120 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	DN200939

Tenure: Freehold

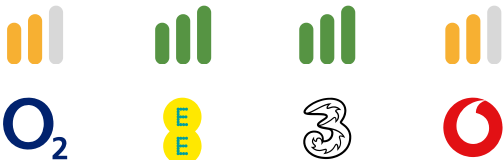
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

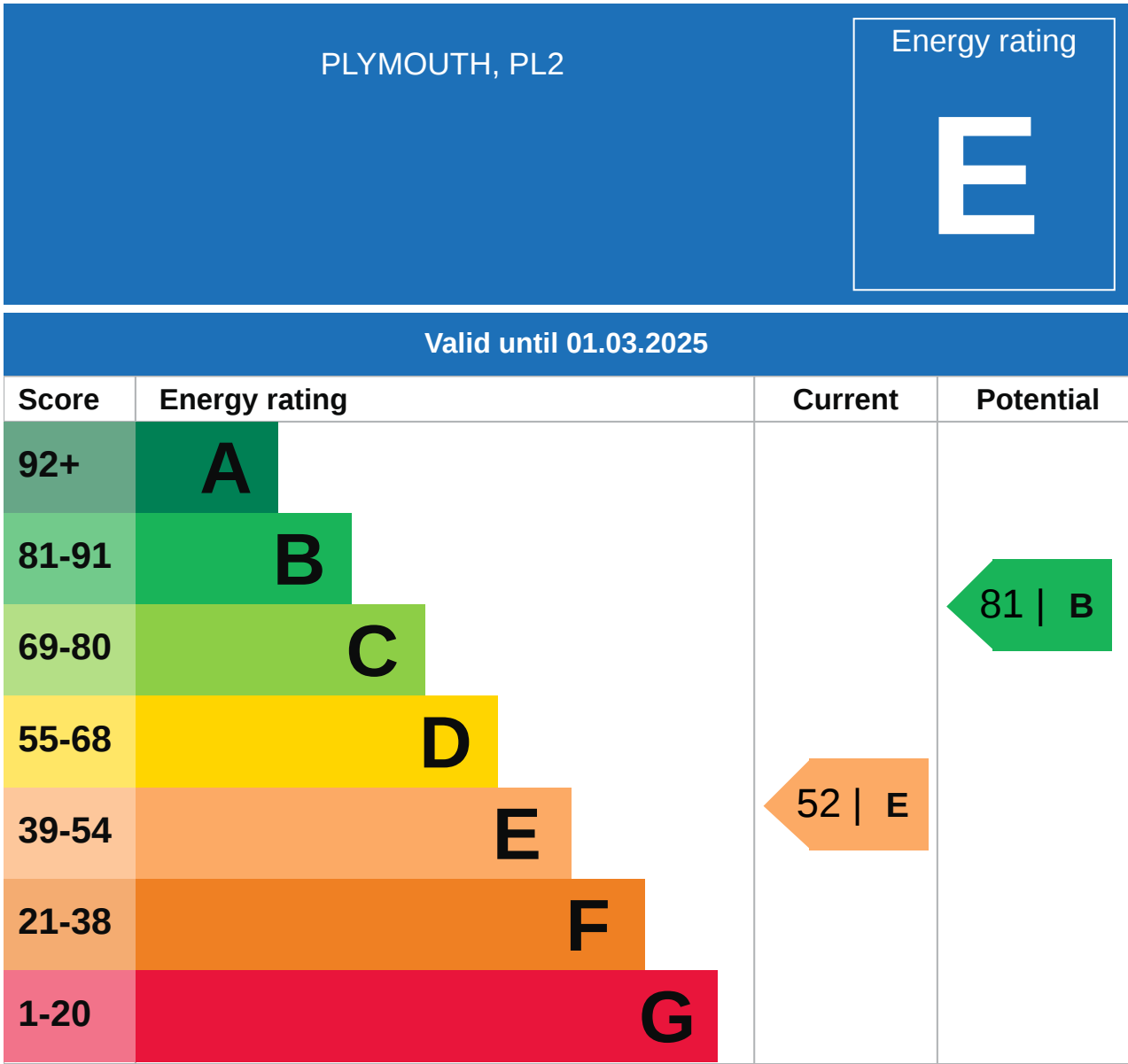
15	67	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

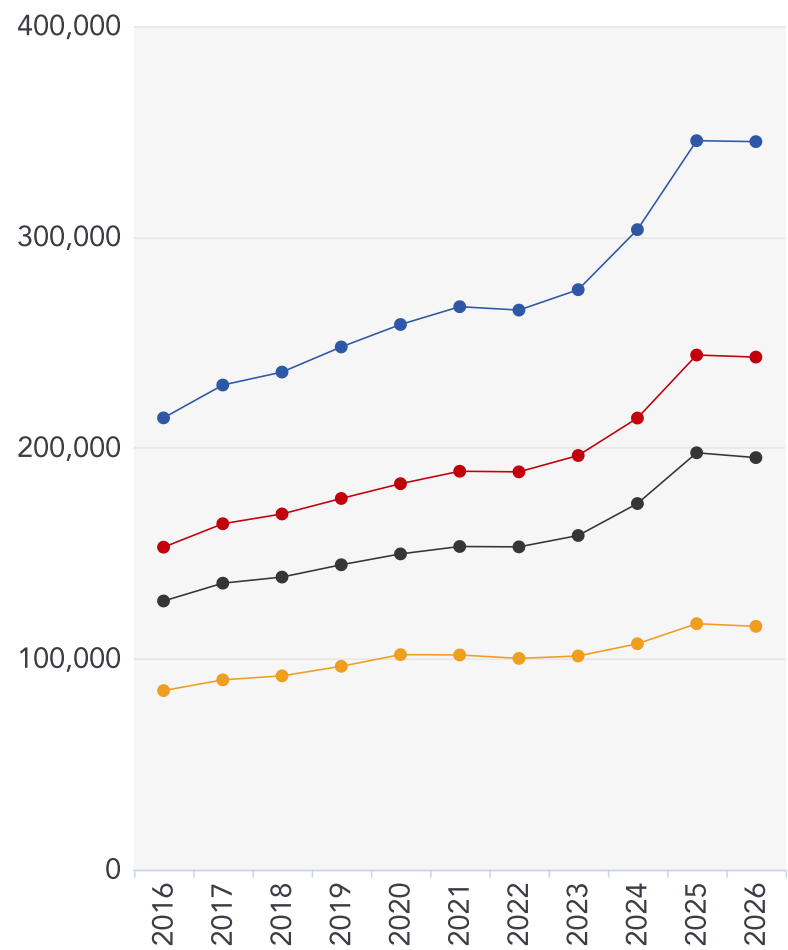
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	120 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PL2



Detached

+61.14%

Semi-Detached

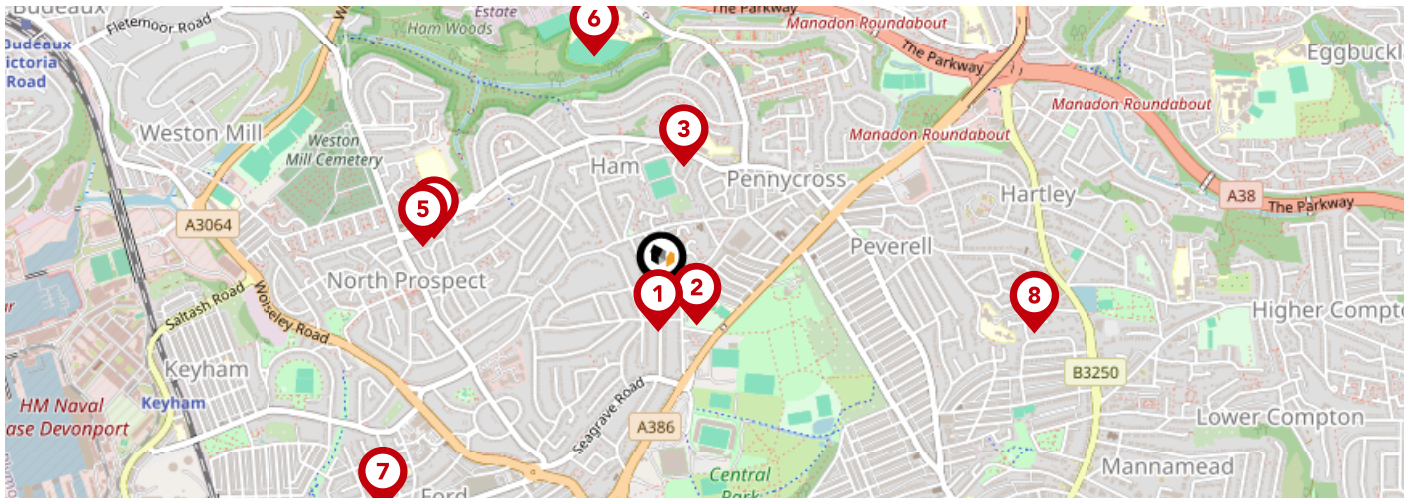
+58.94%

Terraced

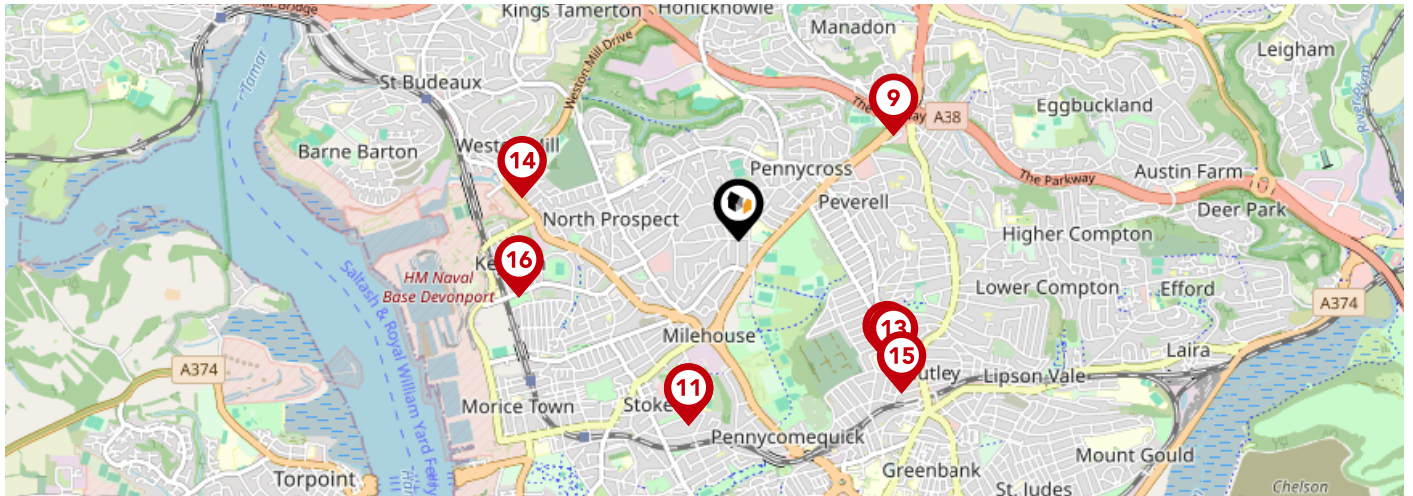
+53.36%

Flat

+35.87%



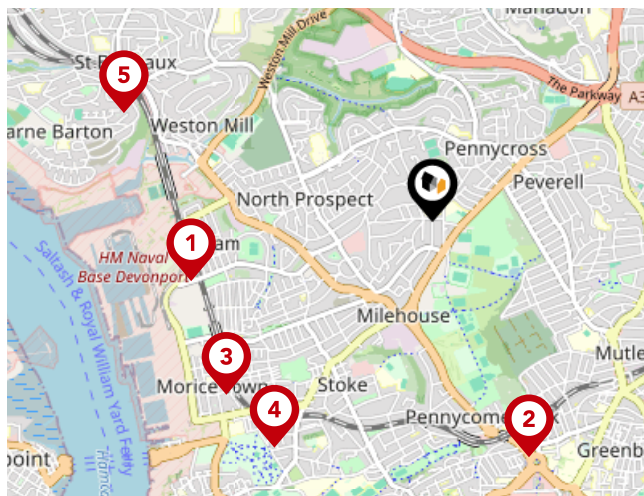
		Nursery	Primary	Secondary	College	Private
1	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.09	☐	☒	☐	☐	☐
2	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.11	☐	☐	☒	☐	☐
3	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.31	☐	☒	☐	☐	☐
4	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.55	☒	☐	☐	☐	☐
5	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.57	☐	☒	☐	☐	☐
6	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.59	☐	☐	☒	☐	☐
7	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.83	☐	☒	☐	☐	☐
8	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.89	☐	☒	☐	☐	☐



KFB - Key Facts For Buyers

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Area Transport (National)

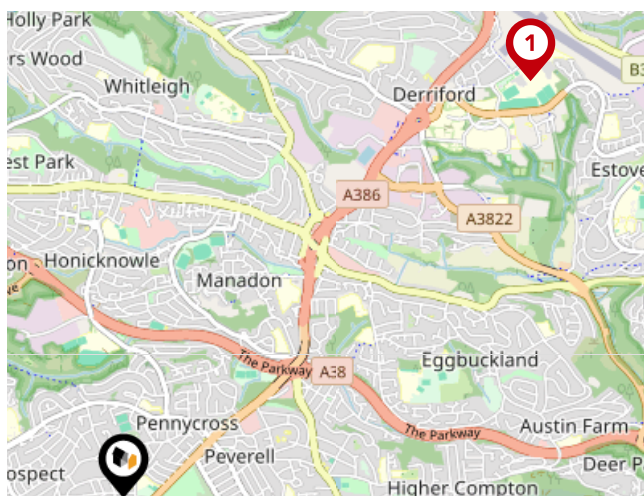


National Rail Stations

Pin	Name	Distance
1	Keyham Rail Station	1.17 miles
2	Plymouth Rail Station	1.2 miles
3	Dockyard (Plymouth) Rail Station	1.27 miles
4	Devonport Rail Station	1.3 miles
5	St Budeaux Ferry Road Rail Station	1.54 miles

Trunk Roads/Motorways

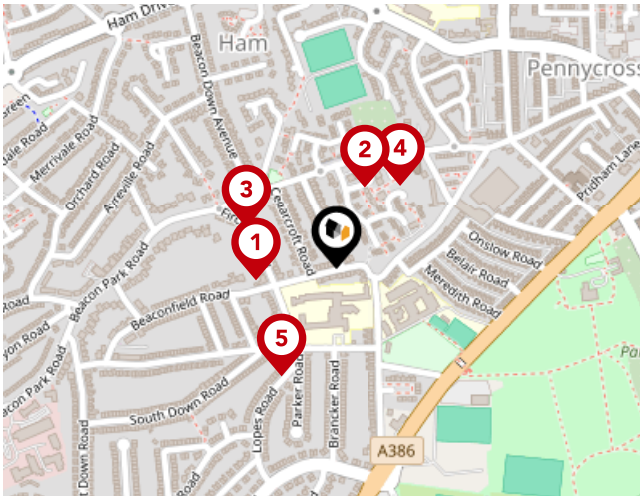
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

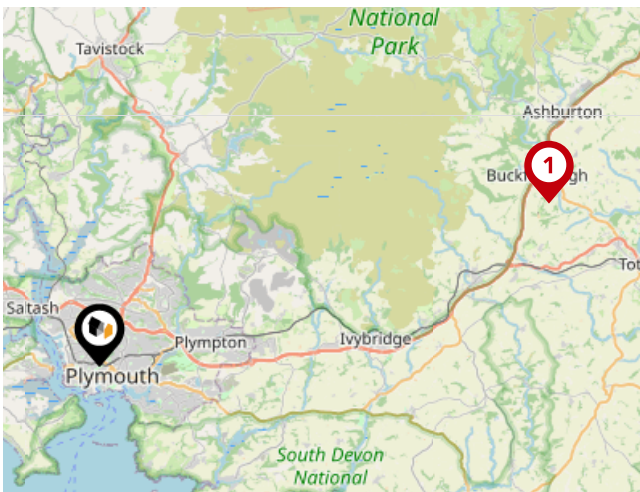
Pin	Name	Distance
1	Plymouth City Airport	2.75 miles

Area Transport (Local)



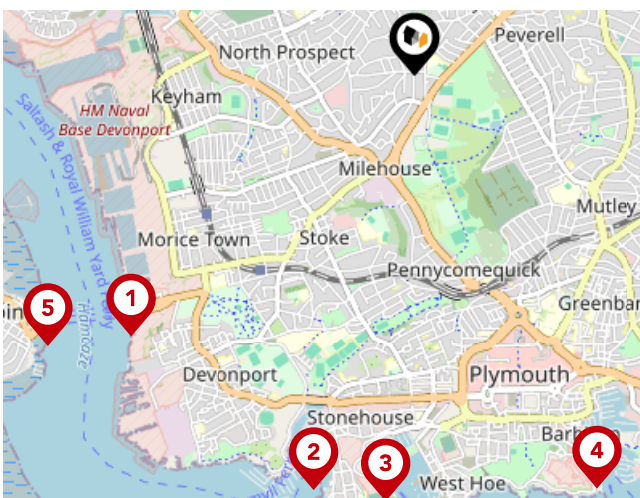
Bus Stops/Stations

Pin	Name	Distance
1	Beaconfield Road	0.09 miles
2	St Boniface Drive	0.1 miles
3	Fircroft Road	0.11 miles
4	Westeria Terrace	0.12 miles
5	Montpelier School	0.14 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	18.01 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	1.81 miles
2	Plymouth Stonehouse Ferry Terminal	2.01 miles
3	Plymouth Ferry Terminal	2.01 miles
4	Plymouth (Barbican) Landing Stage	2.13 miles
5	Torpoint Ferry Terminal	2.15 miles

Important - Please Read

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Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com

