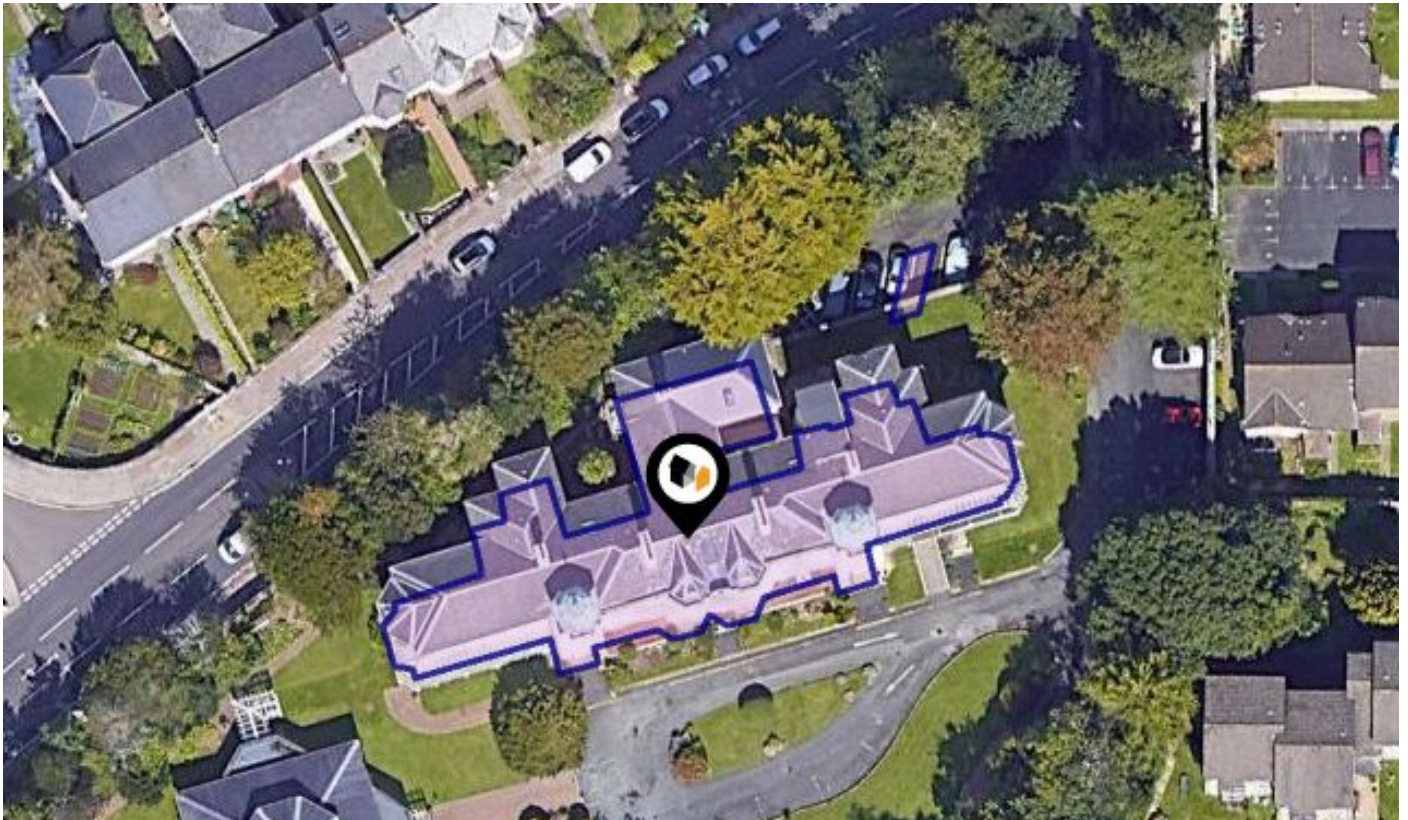




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 28th May 2026



44, EGGBUCKLAND ROAD, PLYMOUTH, PL3

6 The Broadway Plymstock Plymouth PL9 7AU
01752 456000
plymstock@langtownandcountry.com
www.langtownandcountry.com



Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Plot Area:	0.17 acres		
Title Number:	DN712693		

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 mb/s	91 mb/s	- mb/s

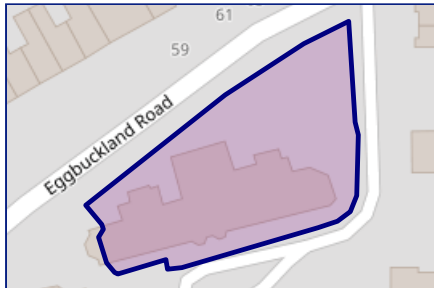
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

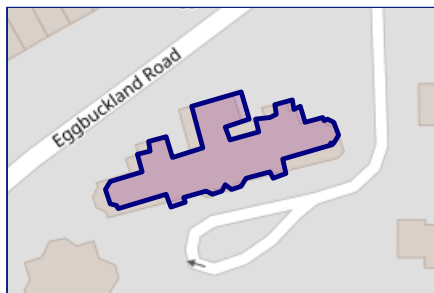


Freehold Title Plan



DN686698

Leasehold Title Plan



DN712693

Start Date: 11/04/2019
End Date: 01/07/3017
Lease Term: 999 years from and including 1 July 2018
Term Remaining: 991 years

44, EGGBUCKLAND ROAD, PLYMOUTH, PL3

FIRST FLOOR APARTMENT
1085 sq.ft. (100.8 sq.m.) approx.

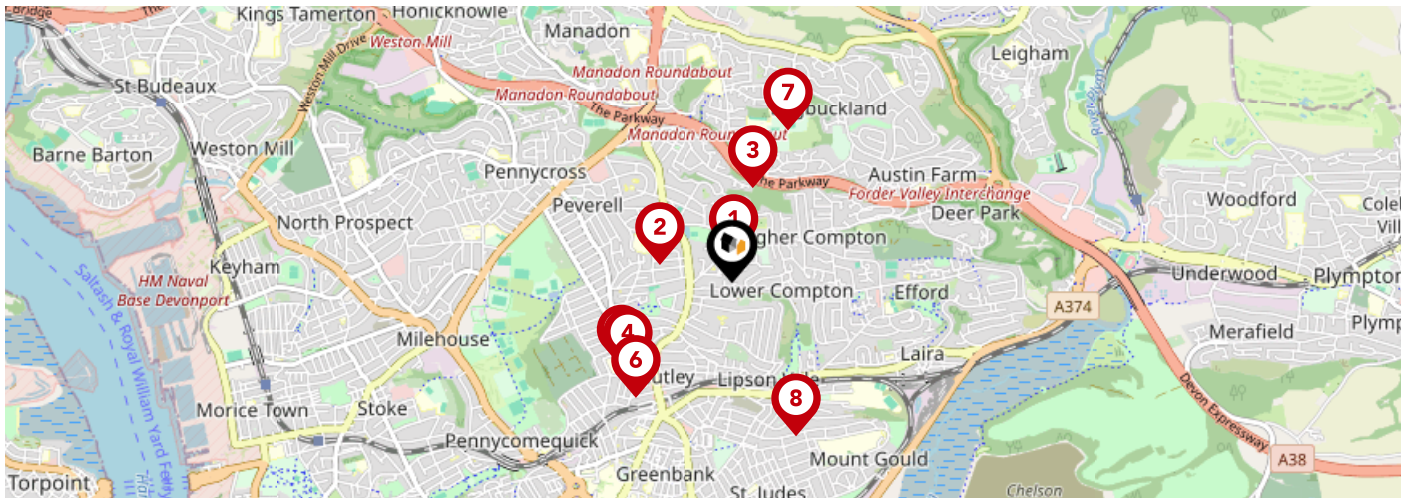


TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

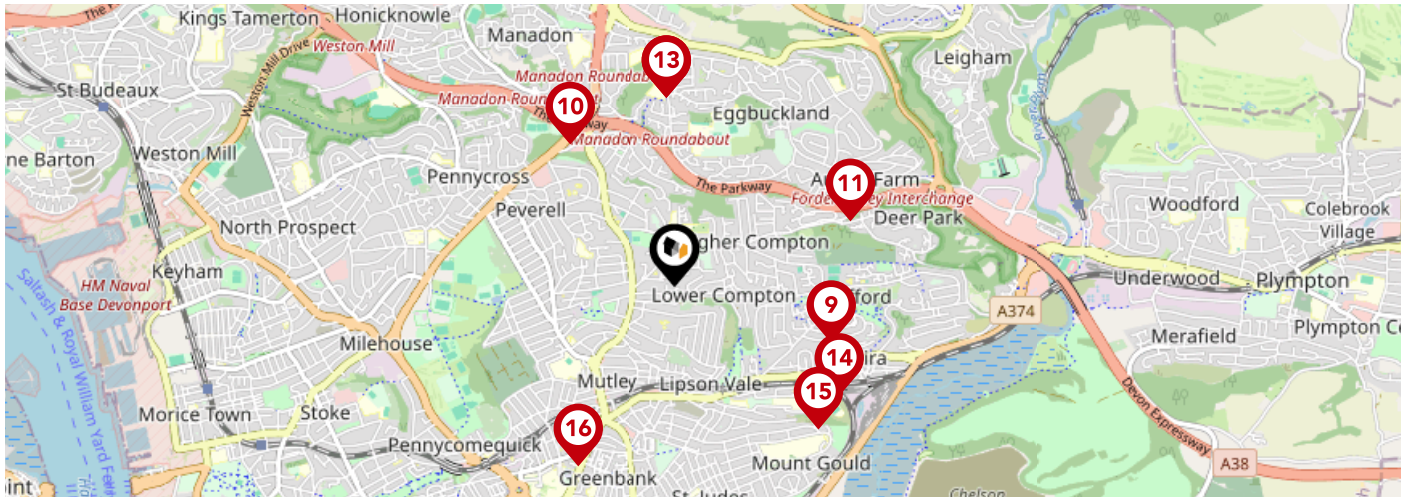
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









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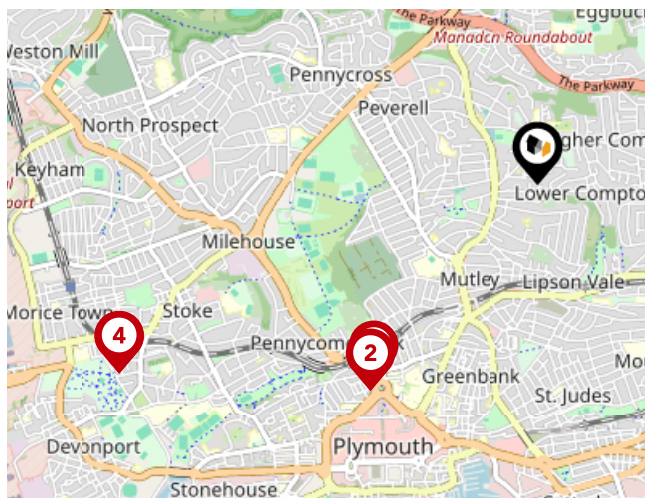


		Nursery	Primary	Secondary	College	Private
1	Compton CofE Primary School Ofsted Rating: Good Pupils: 431 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plymouth College Ofsted Rating: Not Rated Pupils: 513 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



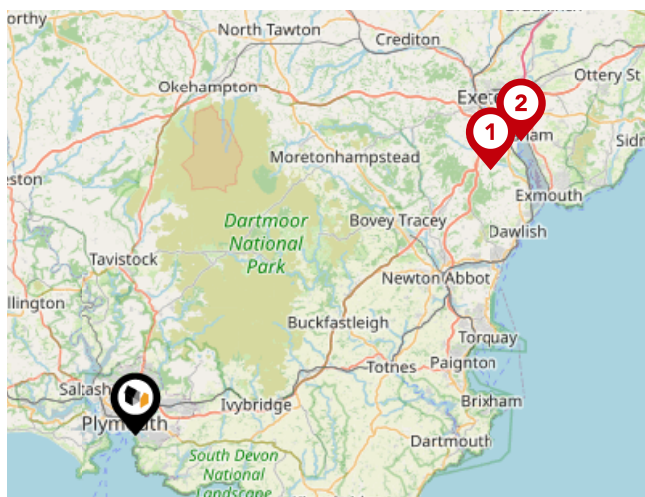
		Nursery	Primary	Secondary	College	Private
	High View School Ofsted Rating: Outstanding Pupils: 356 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Austin Farm Academy Ofsted Rating: Good Pupils: 125 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Widey Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.94	<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:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plymouth High School for Girls Ofsted Rating: Good Pupils: 816 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



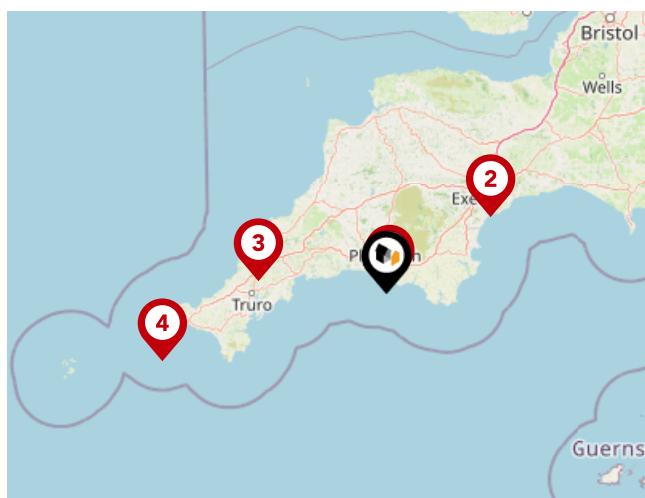
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	1.21 miles
2	Plymouth Rail Station	1.25 miles
3	Devonport Rail Station	2.17 miles
4	Devonport Rail Station	2.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.46 miles
2	M5 J30	36.6 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.26 miles
2	Exeter Airport	39.03 miles
3	St Mawgan	38.95 miles
4	Joppa	71.06 miles

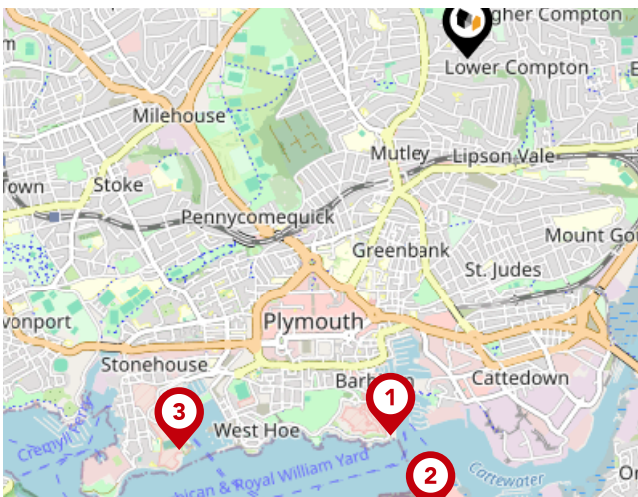
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pearn Home	0.04 miles
2	Mannamead Tennis Club	0.1 miles
3	Fosbrooke Court	0.19 miles
4	Beechcroft Road	0.2 miles
5	Church of Latter Day Saints	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	1.82 miles
2	Plymouth Mount Batten Ferry Landing	2.16 miles
3	Plymouth Ferry Terminal	2.29 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

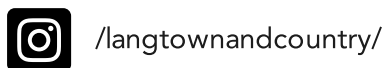


Really, really great service from the Lang Town & Country Lettings team. They have been a brilliant help in my move to Cornwall and have always answered my queries straight away. It has made the process really relaxing. Special thanks to Rebecca and Matthew.

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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