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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th February 2025



GEMINI ROAD, SHERFORD, PLYMOUTH, PL9

Lang Town & Country

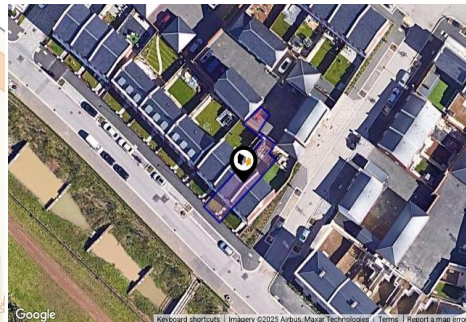
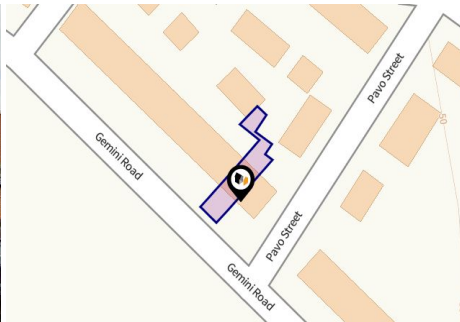
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,743 ft ² / 162 m ²		
Plot Area:	0.04 acres		
Year Built :	2020		
Council Tax :	Band E		
Annual Estimate:	£2,899		
Title Number:	DN725517		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6
mb/s

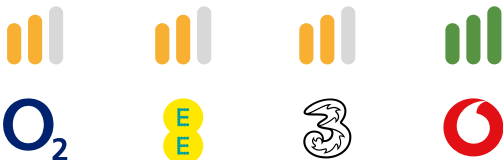


1000
mb/s



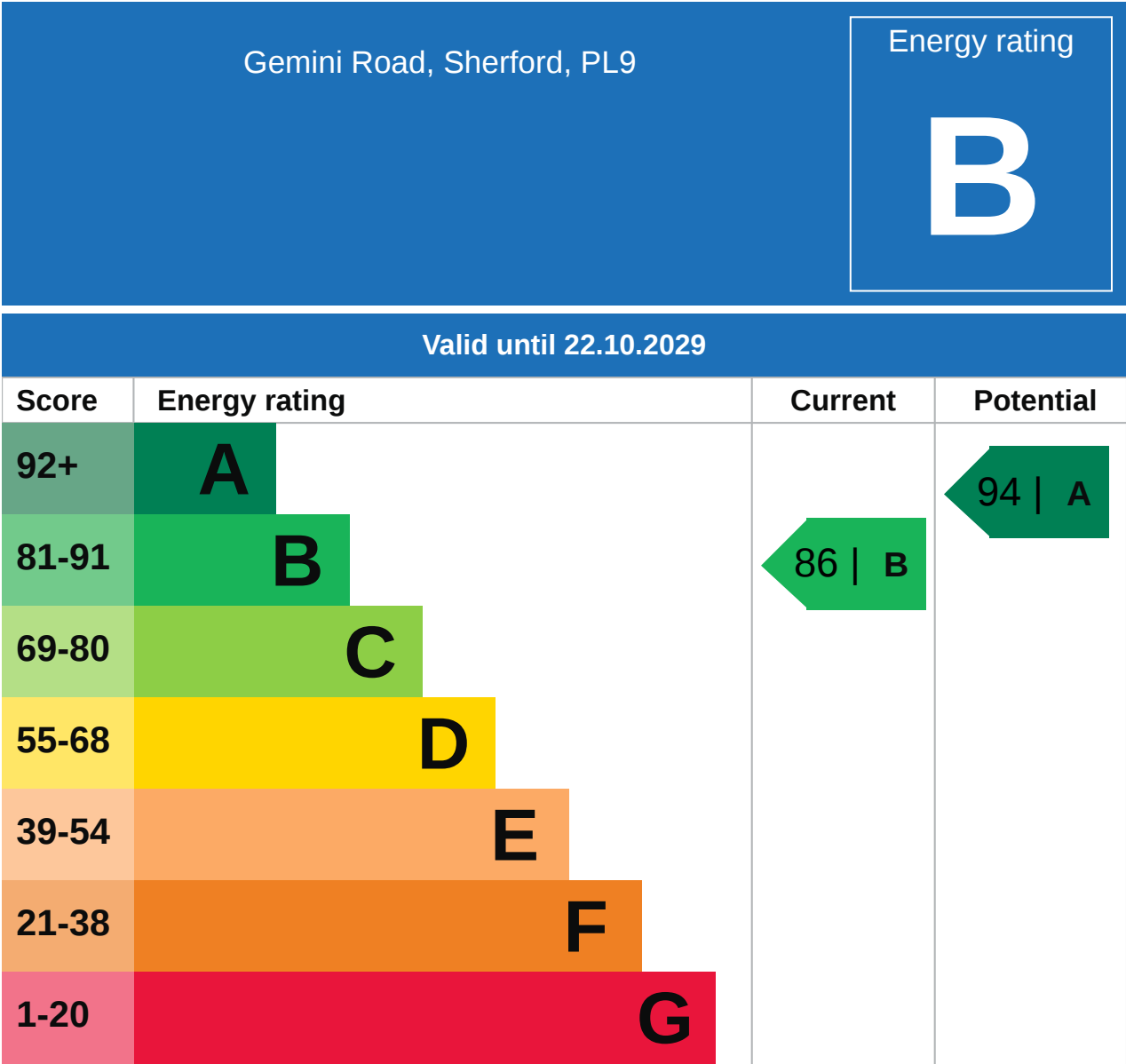
Mobile Coverage:

(based on calls indoors)



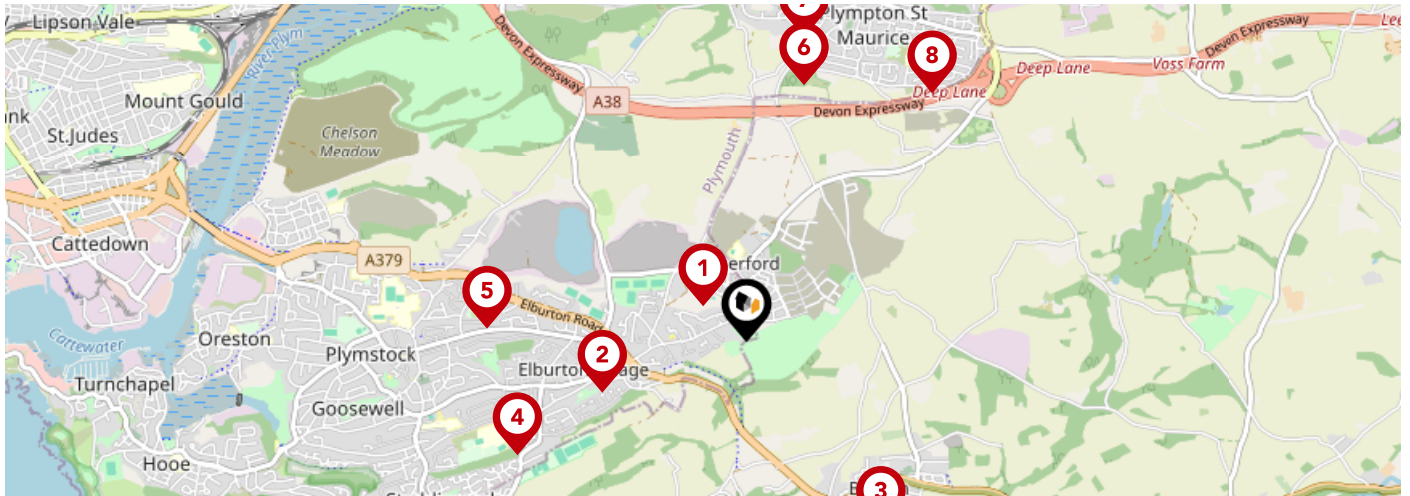
Satellite/Fibre TV Availability:



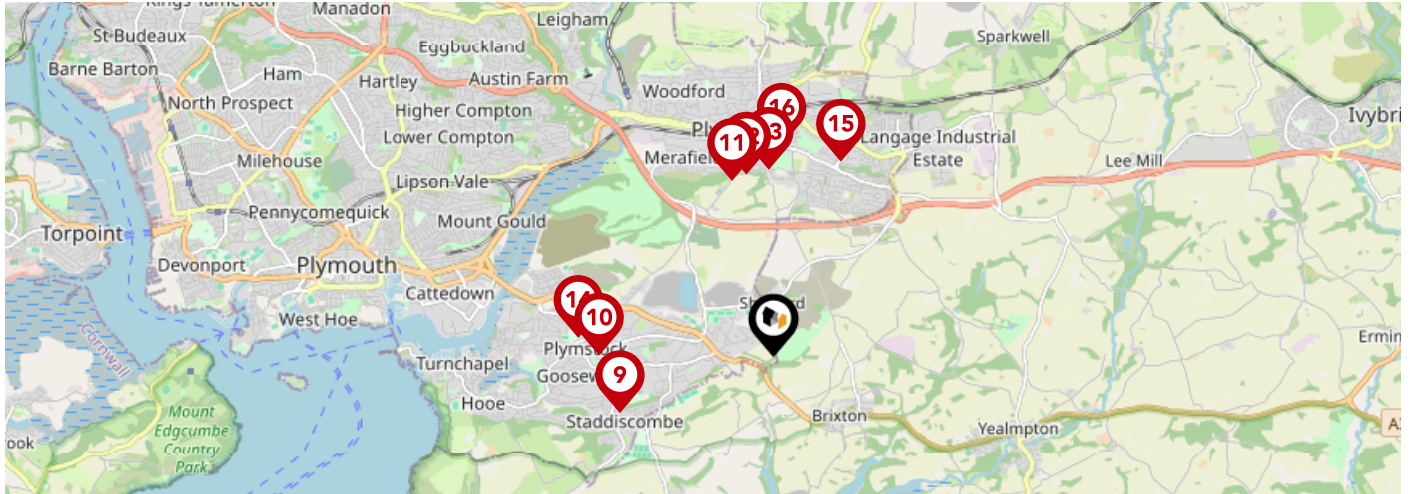


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	162 m ²

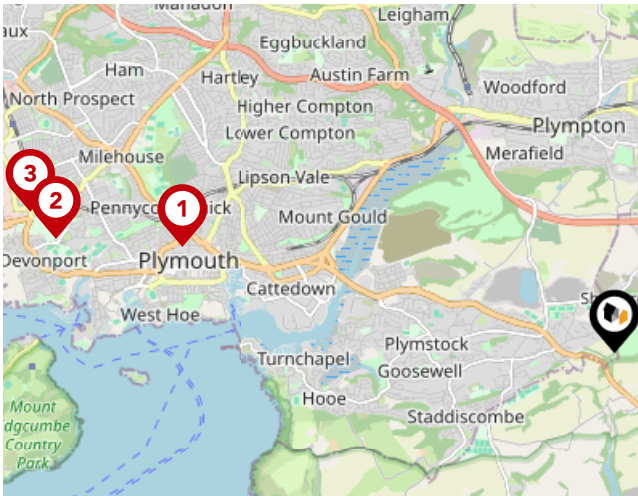


		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



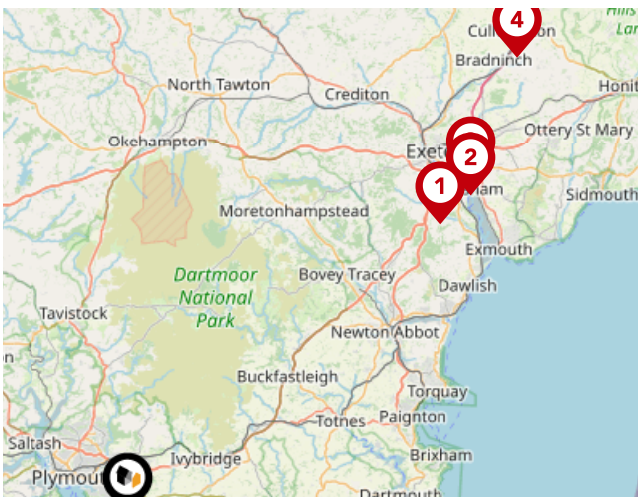
		Nursery	Primary	Secondary	College	Private
9	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance: 1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance: 1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance: 1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance: 1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance: 1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



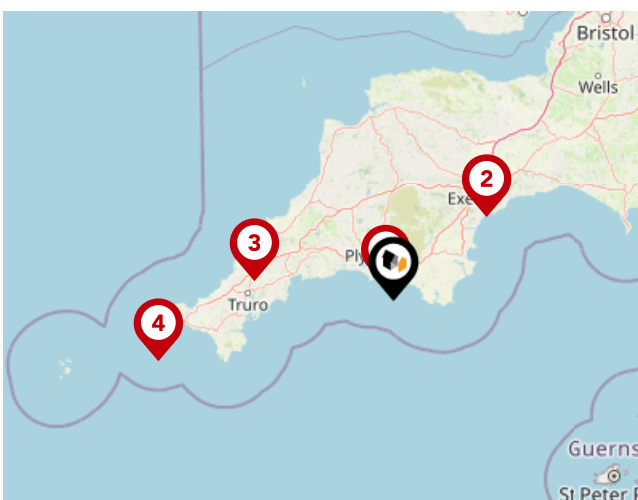
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.22 miles
2	Devonport Rail Station	5.4 miles
3	Dockyard (Plymouth) Rail Station	5.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	32.19 miles
2	M5 J30	35.35 miles
3	M5 J29	36.2 miles
4	M5 J28	45.2 miles

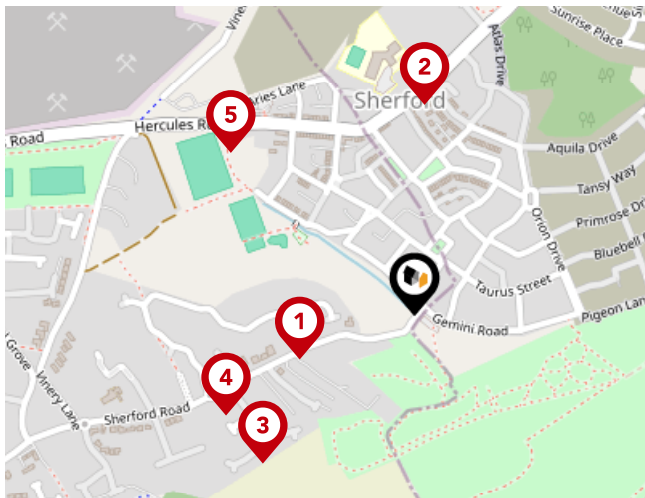


Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.87 miles
2	Exeter Airport	37.75 miles
3	St Mawgan	42.48 miles
4	Joppa	73.77 miles

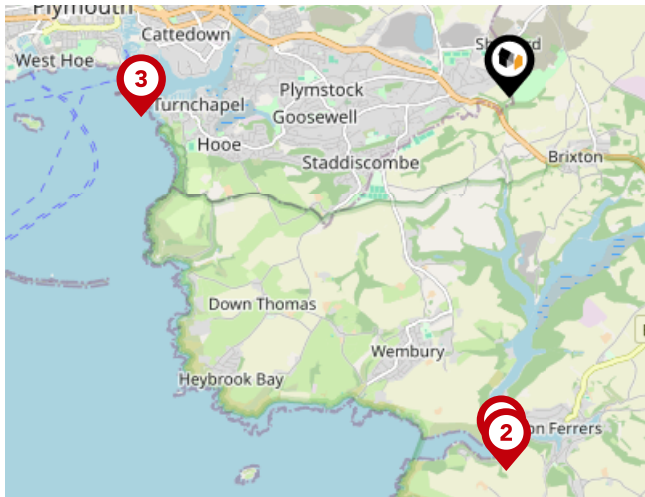
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Candish Drive East	0.15 miles
2	Sherford Vale School	0.25 miles
3	Brookwood Road	0.25 miles
4	Brookwood Road	0.25 miles
5	Hercules Way	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.41 miles
2	Noss Mayo Ferry Landing	3.54 miles
3	Plymouth Mount Batten Ferry Landing	3.49 miles

Important - Please Read

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Lang Town & Country

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