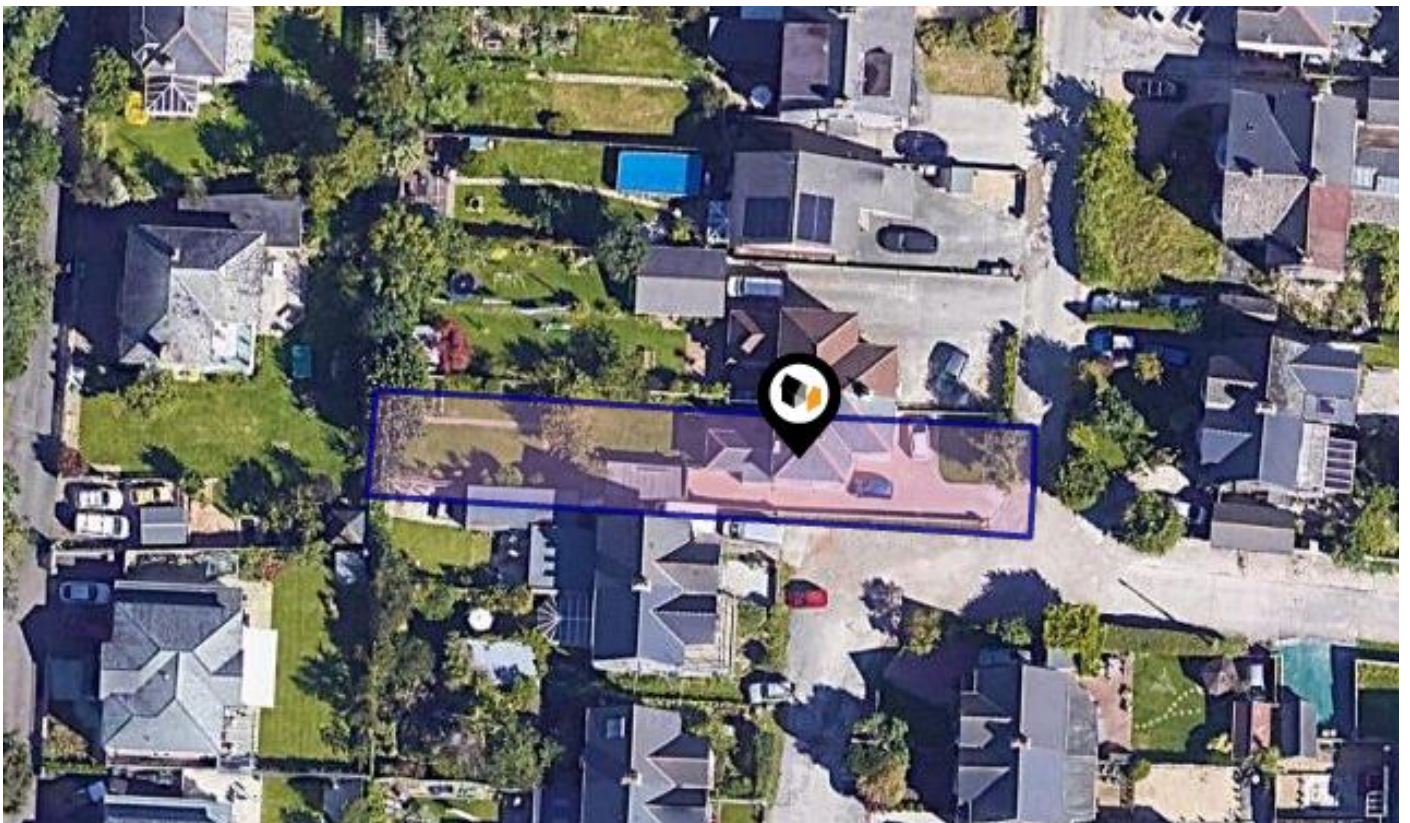




See More Online

KFB: Key Facts For Buyers

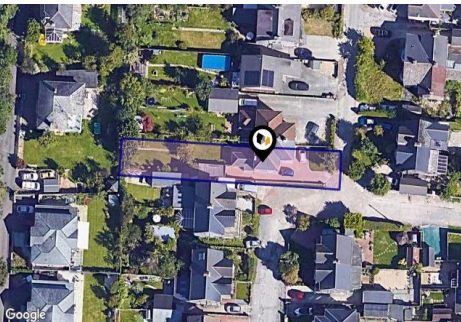
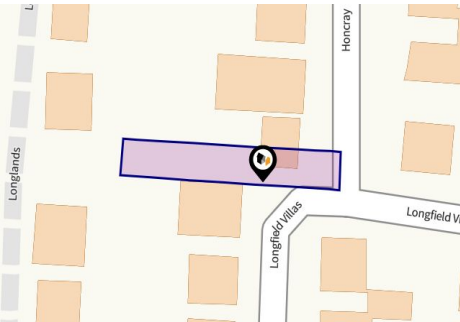
A Guide to This Property & the Local Area
Monday 11th May 2026



HONCRAY, PLYMOUTH, PL9

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





Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,270 ft ² / 118 m ²
Plot Area:	0.13 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,442
Title Number:	DN378404

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)

11 mb/s	52 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Honcrag, Plymouth, PL9*

Reference - 25/00279/FUL	
Decision:	Decided
Date:	18th February 2025
Description:	Demolition of rear ground floor extension and new two-storey rear extension

Reference - 24/01474/HHR	
Decision:	Decided
Date:	07th November 2024
Description:	Pre-application for single storey rear extension with partial first floor extension.

HONCRAY, PLYMOUTH, PL9

Energy rating

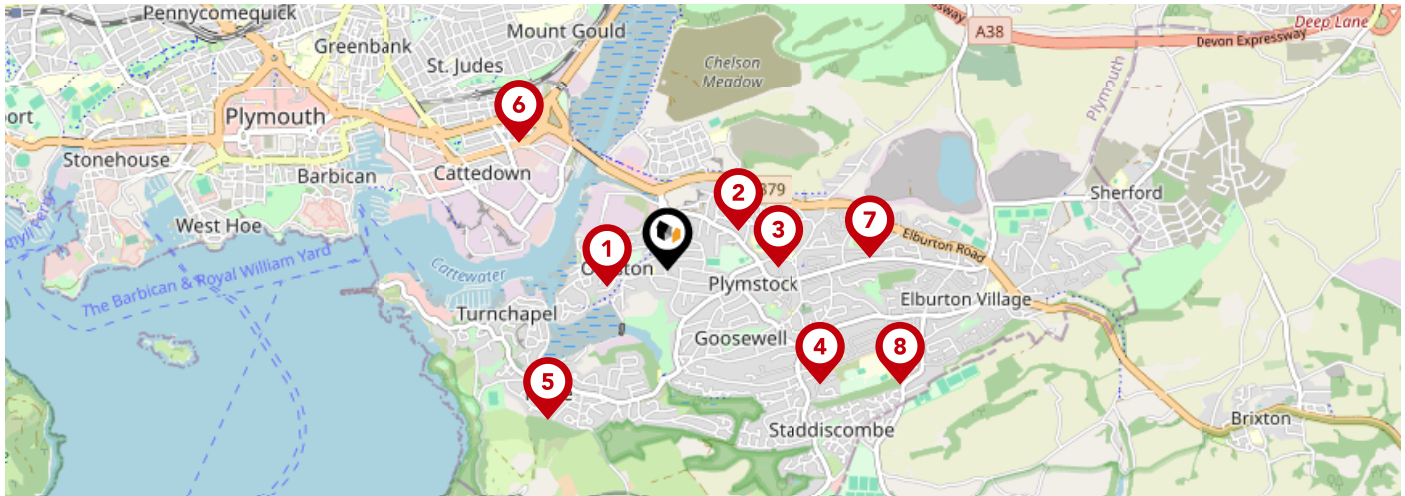
D

Valid until 05.11.2030

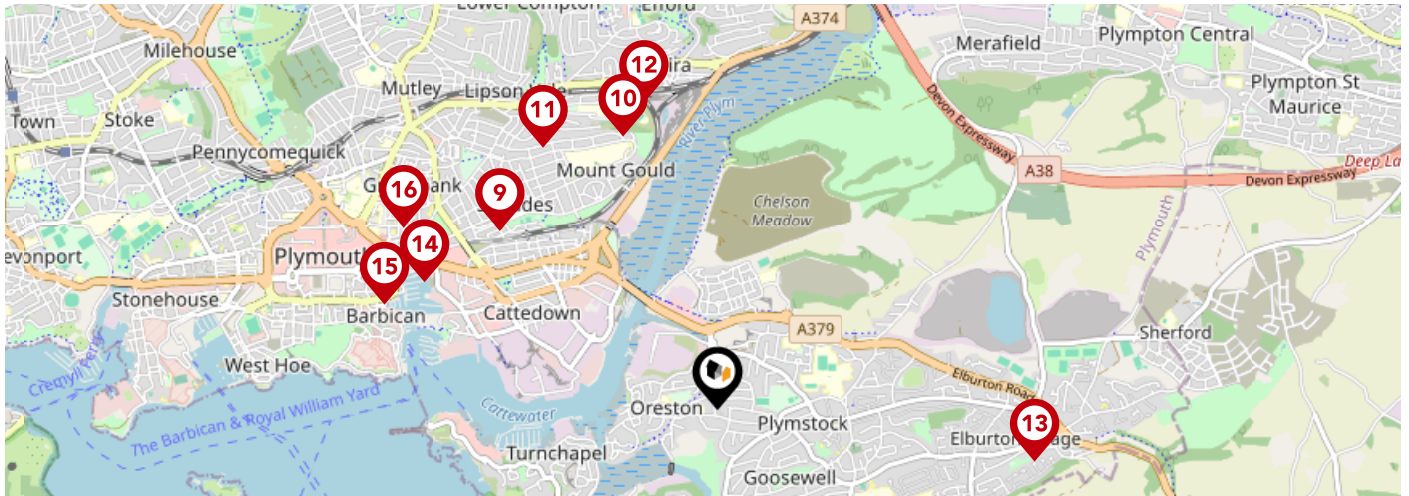
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	118 m ²

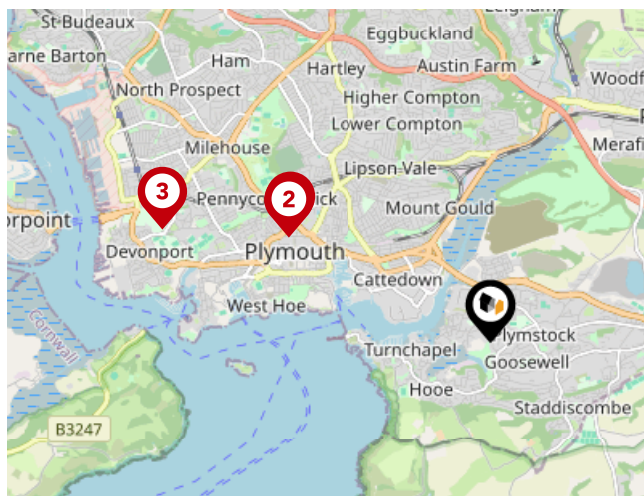


		Nursery	Primary	Secondary	College	Private
1	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hoe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



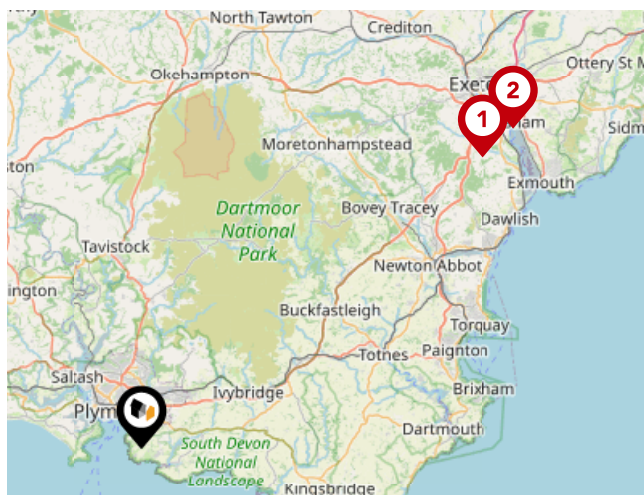
		Nursery	Primary	Secondary	College	Private
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lipson Vale Primary School Ofsted Rating: Good Pupils: 405 Distance:1.49	<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:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Street Primary School Ofsted Rating: Good Pupils: 258 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



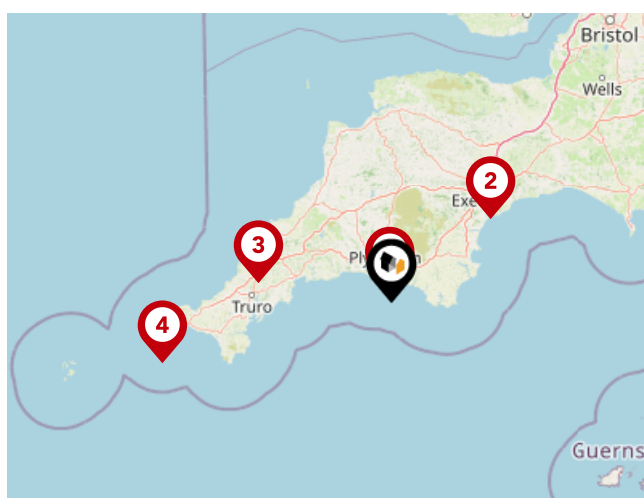
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.16 miles
2	Plymouth Rail Station	2.16 miles
3	Devonport Rail Station	3.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.81 miles
2	M5 J30	36.97 miles



Airports/Helipads

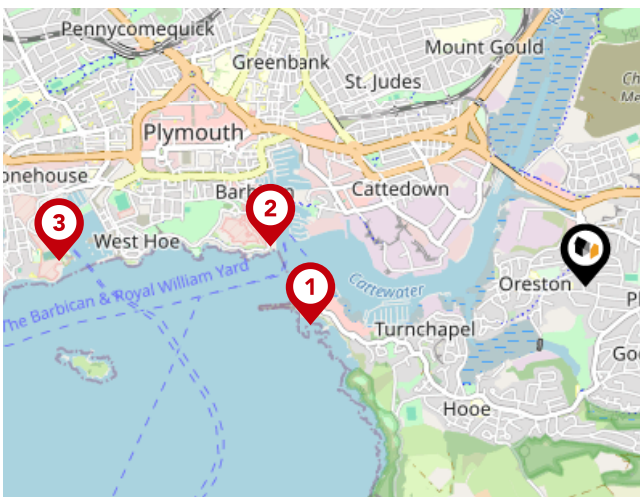
Pin	Name	Distance
1	Glenholt	4.13 miles
2	Exeter Airport	39.38 miles
3	St Mawgan	40.32 miles
4	Joppa	71.65 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pomphlett Methodist Church	0.1 miles
2	Thornyville Villas	0.1 miles
3	Pomphlett Roundabout	0.15 miles
4	Pomphlett Close	0.13 miles
5	Blue Peter	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.32 miles
2	Plymouth (Barbican) Landing Stage	1.5 miles
3	Plymouth Ferry Terminal	2.49 miles

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

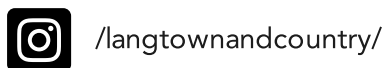


Really, really great service from the Lang Town & Country Lettings team. They have been a brilliant help in my move to Cornwall and have always answered my queries straight away. It has made the process really relaxing. Special thanks to Rebecca and Matthew.

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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