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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st September 2026



BROOKWOOD ROAD, PLYMOUTH, PL9

Lang Town & Country

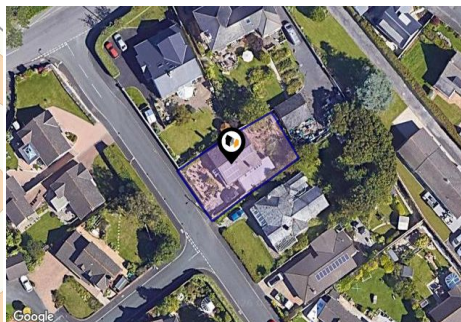
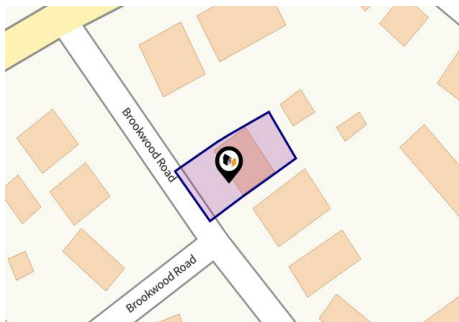
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	957 ft ² / 89 m ²
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,984
Title Number:	DN53685

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)

6	49	1800
mb/s	mb/s	mb/s

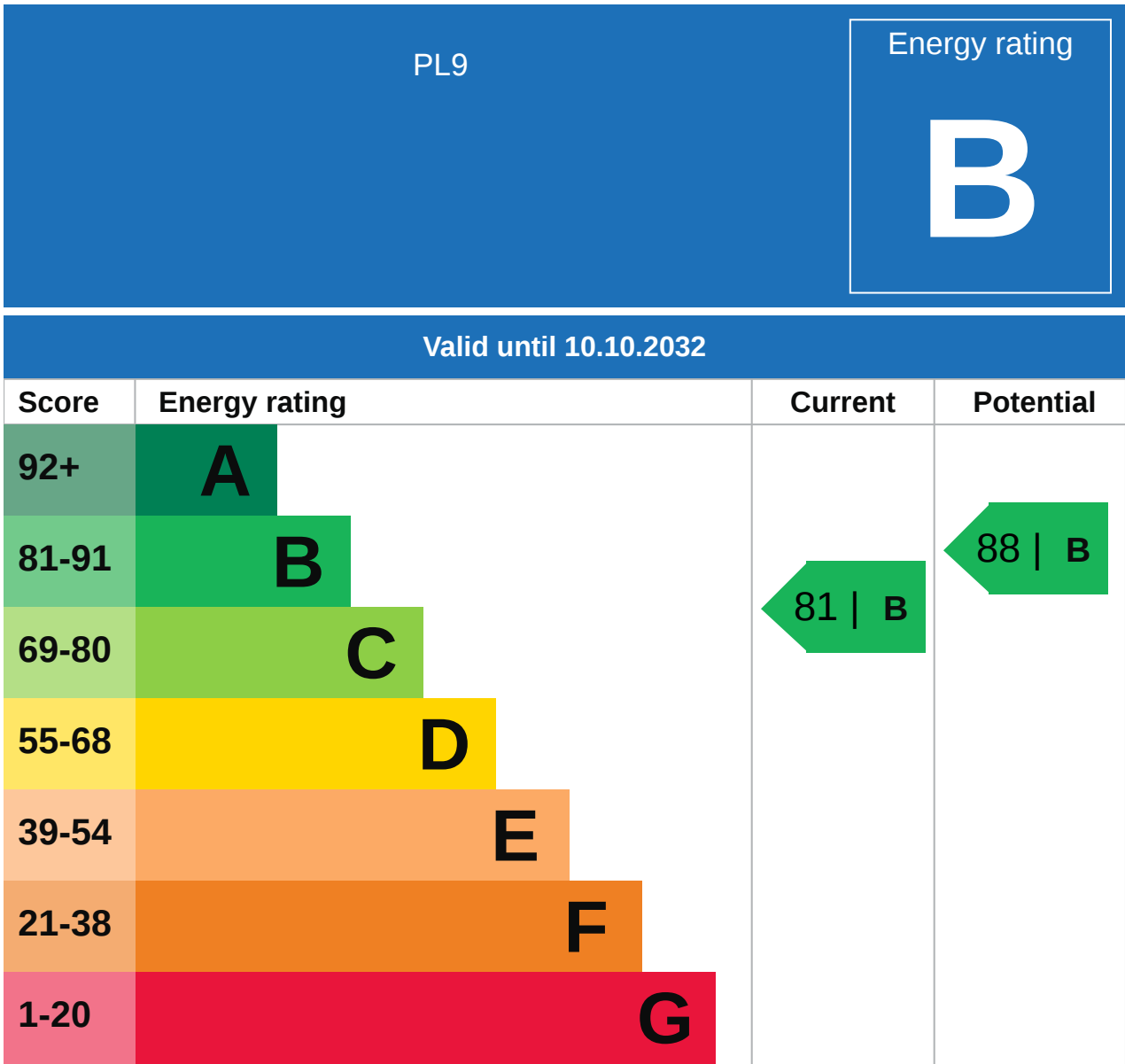
Mobile Coverage:

(based on calls indoors)



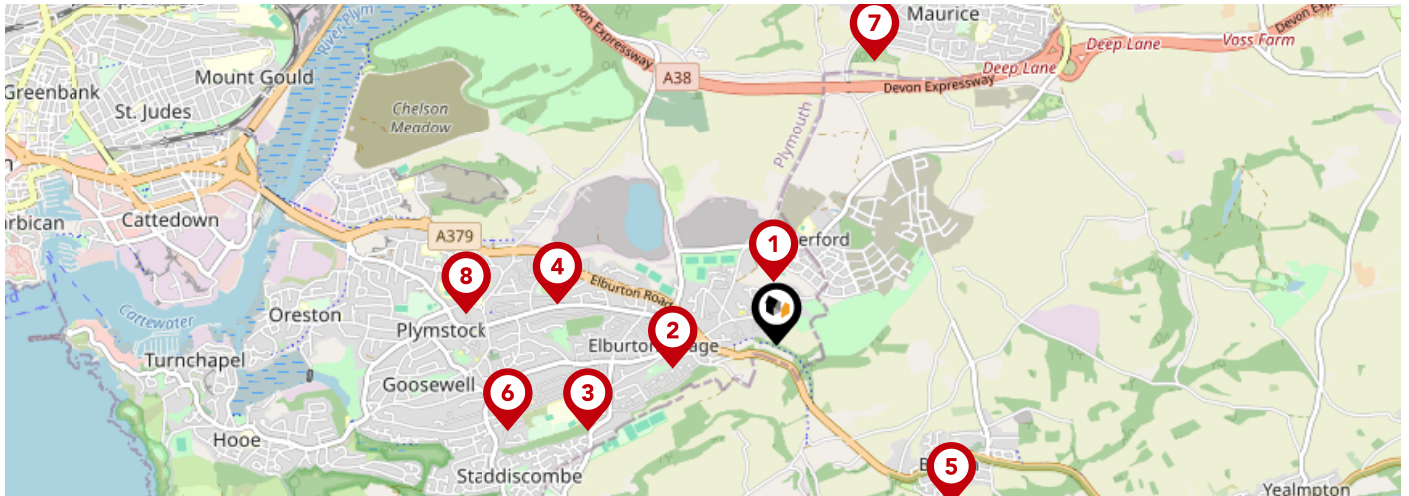
Satellite/Fibre TV Availability:



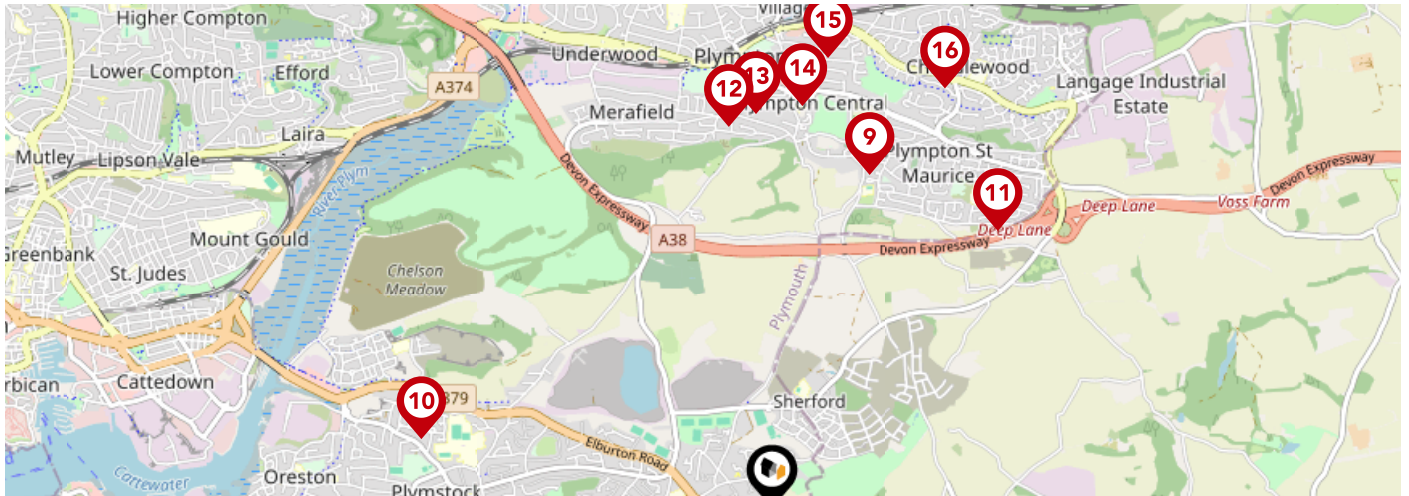


Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	89 m ²

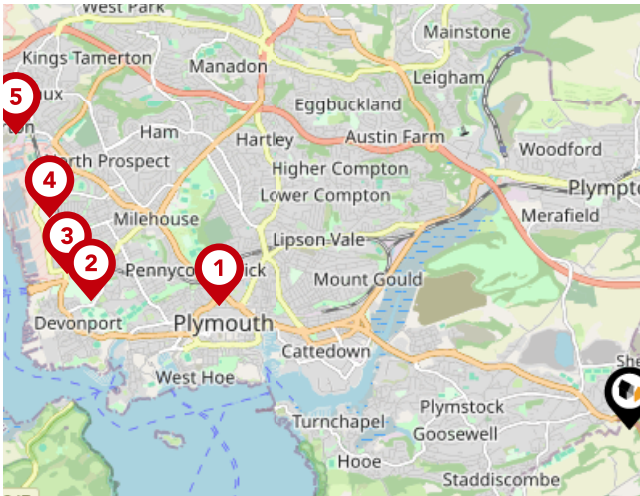


		Nursery	Primary	Secondary	College	Private
1	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:0.31	☐	☒	☐	☐	☐
2	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.51	☐	☒	☐	☐	☐
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.98	☐	☐	☒	☐	☐
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:1.06	☐	☒	☐	☐	☐
5	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.12	☐	☒	☐	☐	☐
6	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.33	☐	☒	☐	☐	☐
7	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:1.43	☐	☒	☐	☐	☐
8	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:1.47	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Longcause Community Special School Ofsted Rating: Good Pupils: 110 Distance: 1.64	☐	☐	☒	☐	☐
10	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance: 1.69	☐	☒	☐	☐	☐
11	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance: 1.69	☐	☒	☐	☐	☐
12	Plympton St Mary's CofE Infant School Ofsted Rating: Good Pupils: 100 Distance: 1.82	☐	☒	☐	☐	☐
13	Old Priory Junior Academy Ofsted Rating: Good Pupils: 192 Distance: 1.86	☐	☒	☐	☐	☐
14	Plympton Academy Ofsted Rating: Requires improvement Pupils: 1145 Distance: 1.91	☐	☐	☒	☐	☐
15	Glen Park Primary School Ofsted Rating: Outstanding Pupils: 407 Distance: 2.15	☐	☒	☐	☐	☐
16	Chaddlewood Primary School Ofsted Rating: Good Pupils: 372 Distance: 2.15	☐	☒	☐	☐	☐

Area Transport (National)

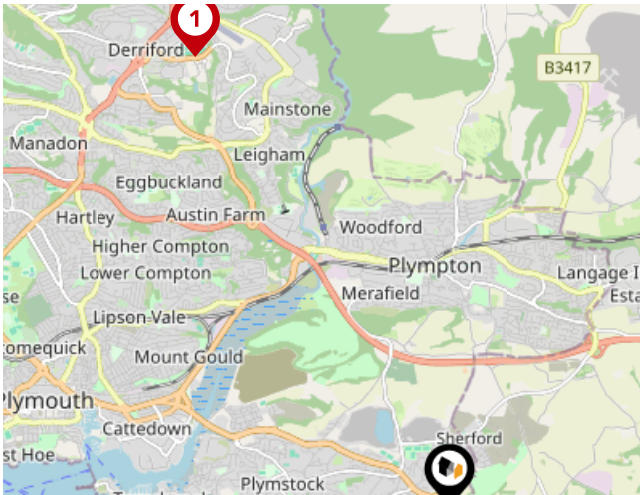


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.05 miles
2	Devonport Rail Station	5.23 miles
3	Dockyard (Plymouth) Rail Station	5.51 miles
4	Keyham Rail Station	5.83 miles
5	St Budeaux Ferry Road Rail Station	6.43 miles

Trunk Roads/Motorways

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



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.88 miles

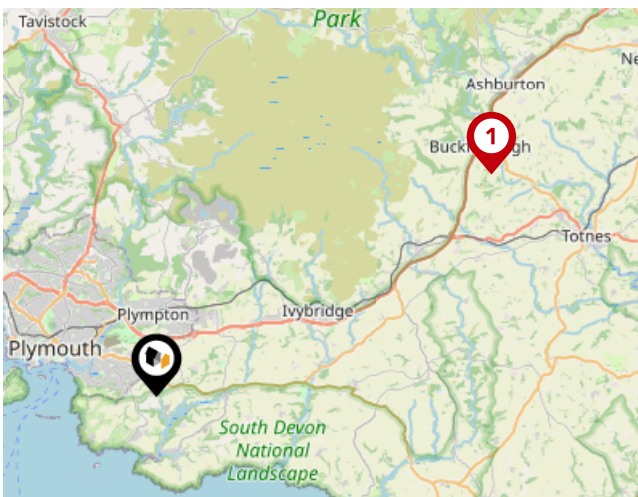
Area

Transport (Local)



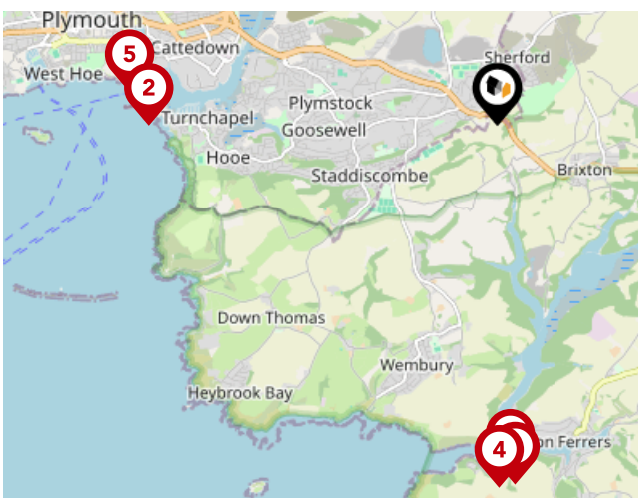
Bus Stops/Stations

Pin	Name	Distance
1	Brookwood Road	0.02 miles
2	Brookwood Road	0.03 miles
3	Candish Drive East	0.1 miles
4	Candish Drive	0.11 miles
5	Candish Drive West	0.13 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	15.15 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	3.26 miles
2	Plymouth Mount Batten Ferry Landing	3.3 miles
3	Noss Mayo Ferry Landing	3.39 miles
4	Warren Point Ferry Landing	3.41 miles
5	Plymouth (Barbican) Landing Stage	3.49 miles

Important - Please Read

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Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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