

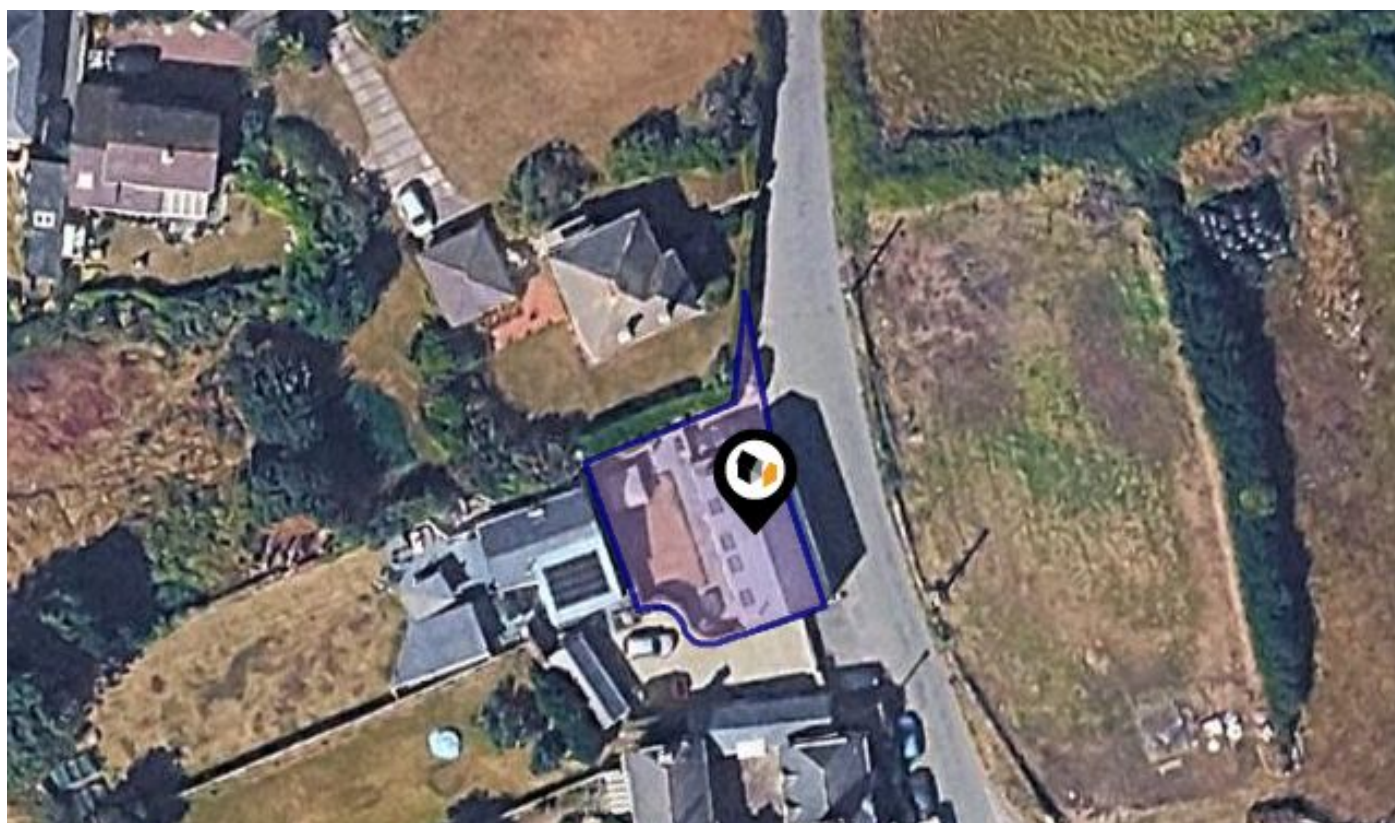


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd August 2026



DOWN THOMAS, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,776 ft ² / 165 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band F		
Annual Estimate:	£3,778		
Title Number:	DN766167		

Local Area

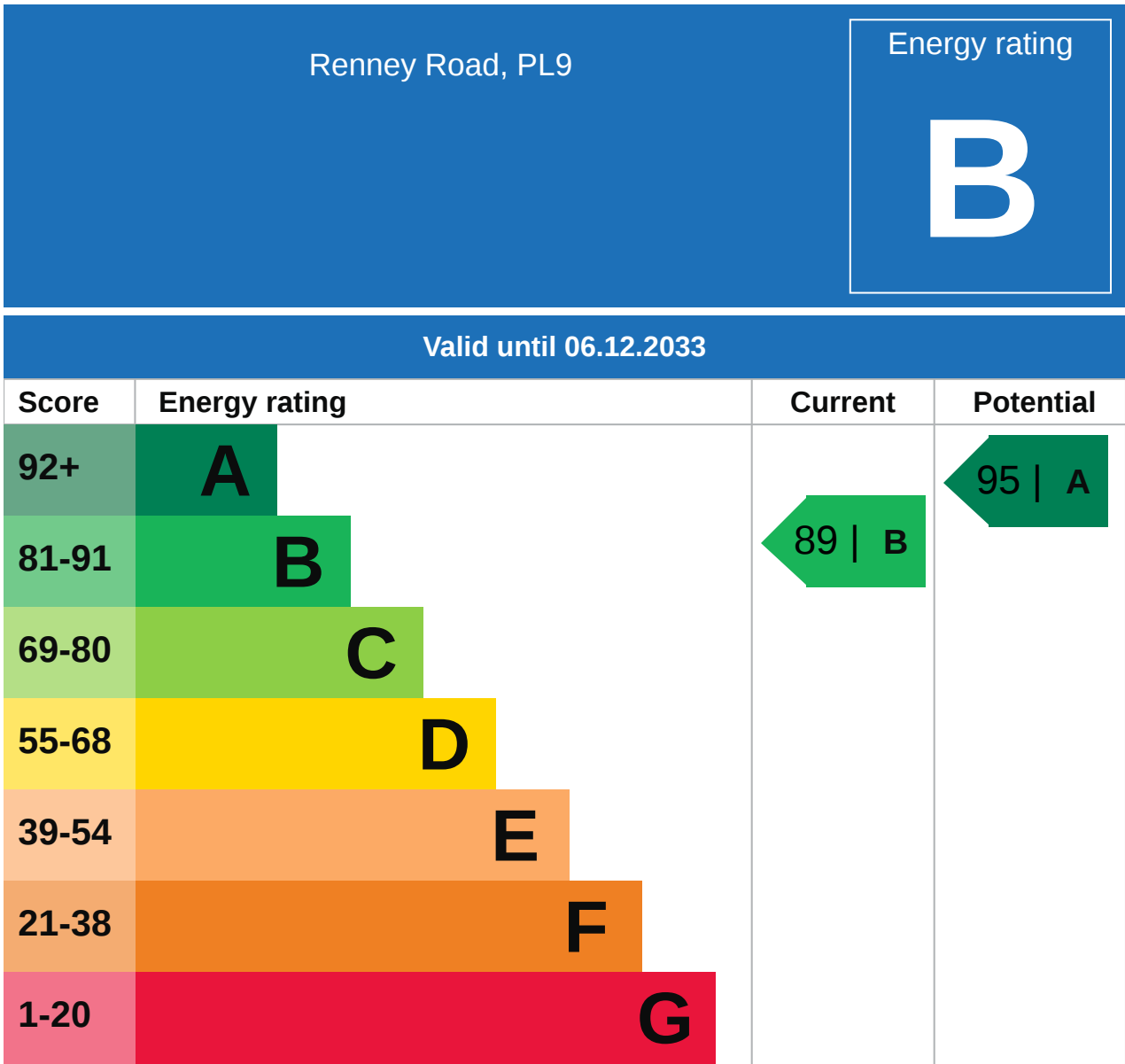
Local Authority:	Devon	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	44	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Low			

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	



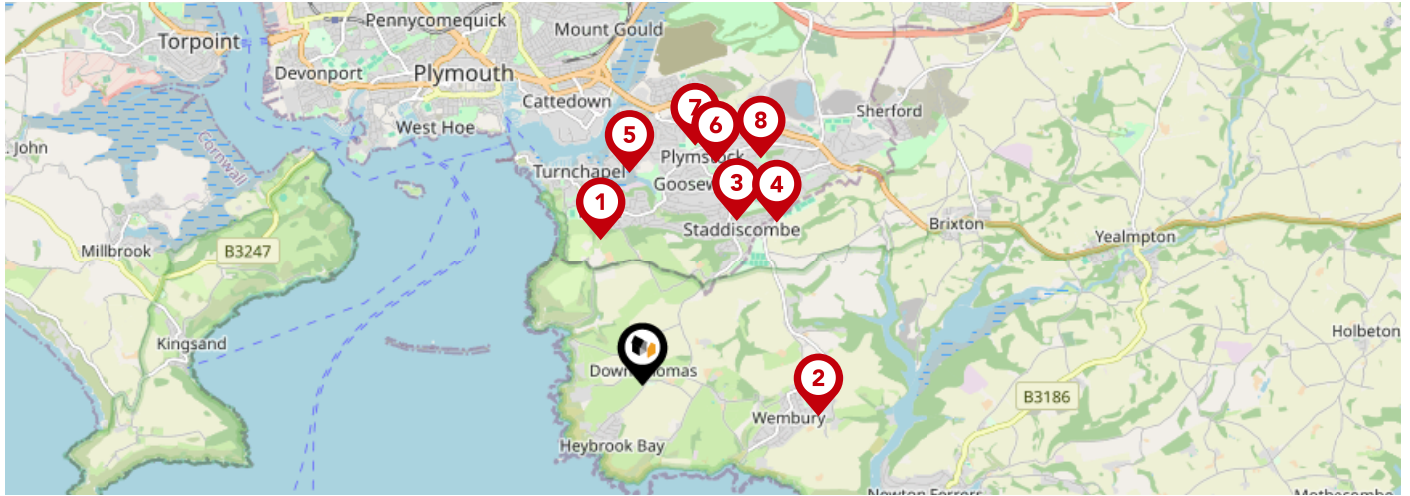




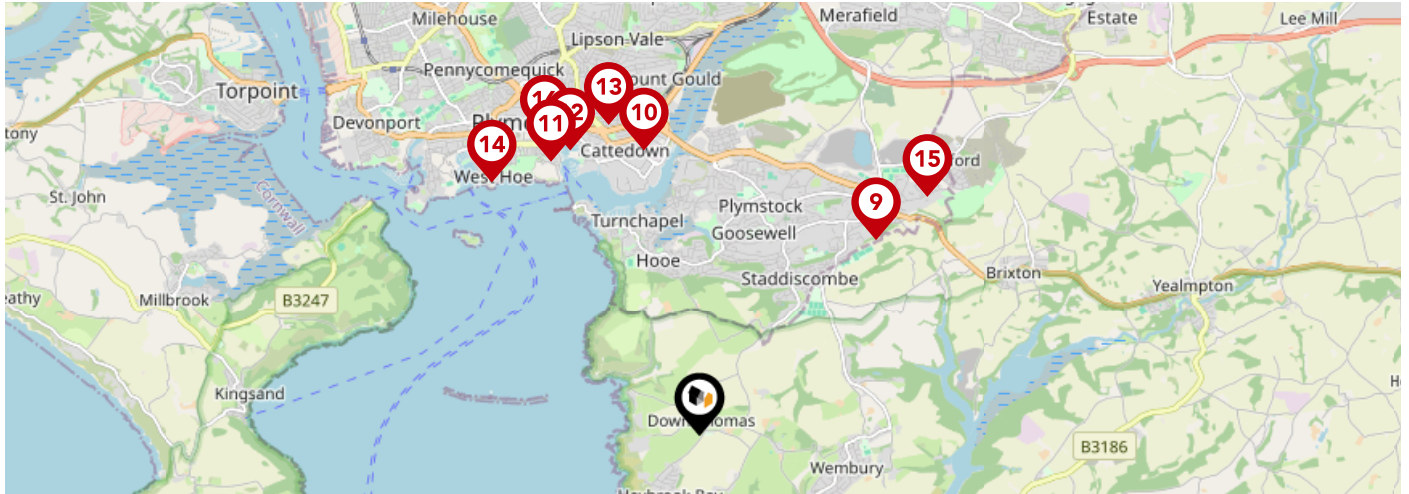


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
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 0.10 W/m-Â°K
Total Floor Area:	165 m ²



		Nursery	Primary	Secondary	College	Private
1	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.43	☐	☒	☐	☐	☐
2	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:1.7	☐	☒	☐	☐	☐
3	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:1.79	☐	☒	☐	☐	☐
4	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:2	☐	☐	☒	☐	☐
5	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:2.01	☐	☒	☐	☐	☐
6	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:2.21	☐	☐	☒	☐	☐
7	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:2.33	☐	☒	☐	☐	☐
8	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.42	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.49	☐	☒	☐	☐	☐
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:2.74	☐	☒	☐	☐	☐
	ACE Schools Plymouth Ofsted Rating: Good Pupils: 233 Distance:2.94	☐	☐	☒	☐	☐
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:2.96	☐	☒	☐	☐	☐
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:3.06	☐	☒	☐	☐	☐
	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:3.1	☐	☒	☐	☐	☐
	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:3.11	☐	☒	☐	☐	☐
	Arts University Plymouth Ofsted Rating: Good Pupils:0 Distance:3.17	☐	☐	☒	☐	☐



Lang Town & Country

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



Peter Gough

Selling a house can be a bit stressful. However, most of that was taken away by the team at Lang Town & Country at Plymstock. We were always kept informed and when the marketing needed tweaking they were quick to advise but it didn't feel like you were being pressured. We got our sale and it was thanks to their hard work.

A big thank you to the whole team.

Testimonial 2



Simon Sutherland

A really positive experience from a very friendly and efficient team at Lang Town & Country who kept me informed at every stage of the process and made things simplistic and easy to negotiate from start to finish! Would definitely recommend to friends & family and will use again in the future, should the need arise?!

Testimonial 3



Gail Lord

Lang Town & Country Plymstock were an absolute pleasure to deal with and helped with every step of the purchase of our home until completion. Their staff are friendly, professional and knowledgeable and I would have no hesitation in recommending their services which are outstanding. Thank you.

Testimonial 4



Samantha Carrington

Delighted with the support we had from the whole team at Lang Town & Country. From excellent advice on pricing and marketing, to being in touch throughout the whole process and keeping us informed, and helping us through the inevitable wobbles! We've now successfully completed our sale and would thoroughly recommend them.



/langproperty/



/langproperty



/langtownandcountry/

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Lang Town & Country or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Lang Town & Country

6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

Natalie@langtownandcountry.com

www.langtownandcountry.com

