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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th August 2026



22, KER STREET, PLYMOUTH, PL1 4GE

Lang Town & Country

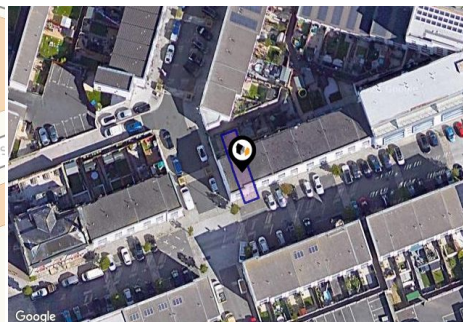
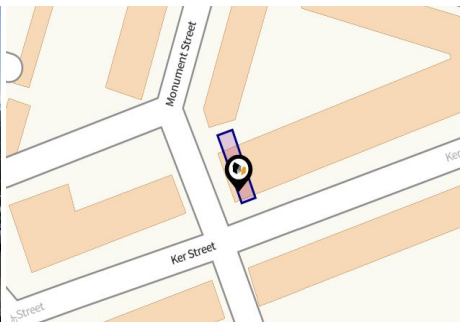
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,087 ft ² / 101 m ²
Plot Area:	0.02 acres
Year Built :	2010
Council Tax :	Band B
Annual Estimate:	£1,899
Title Number:	DN601303
UPRN:	10070768259
Restrictive Covenants:	Yes

Last Sold Date:	04/04/2019
Last Sold Price:	£175,000
Last Sold £/ft ² :	£160
Tenure:	Freehold

Local Area

Local Authority:	City of plymouth
Conservation Area:	Devonport
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:

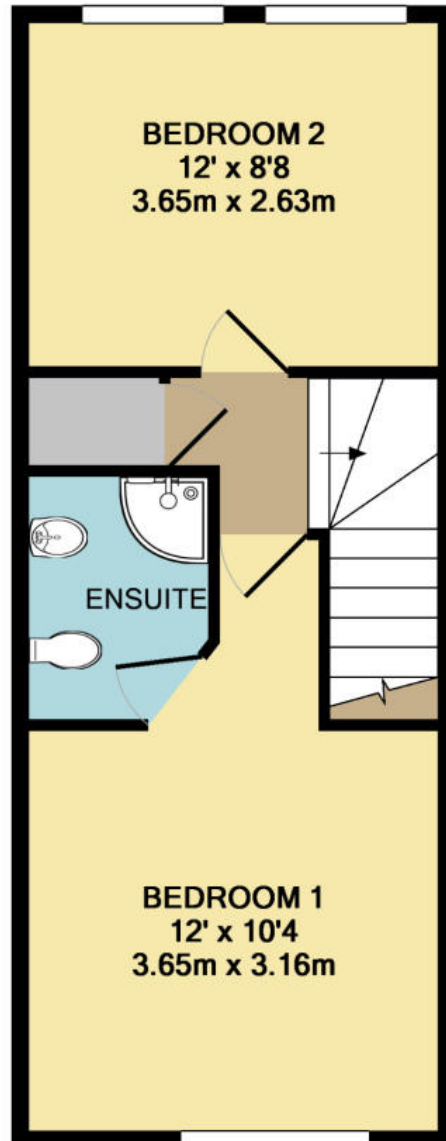
(based on calls indoors)



Satellite/Fibre TV Availability:

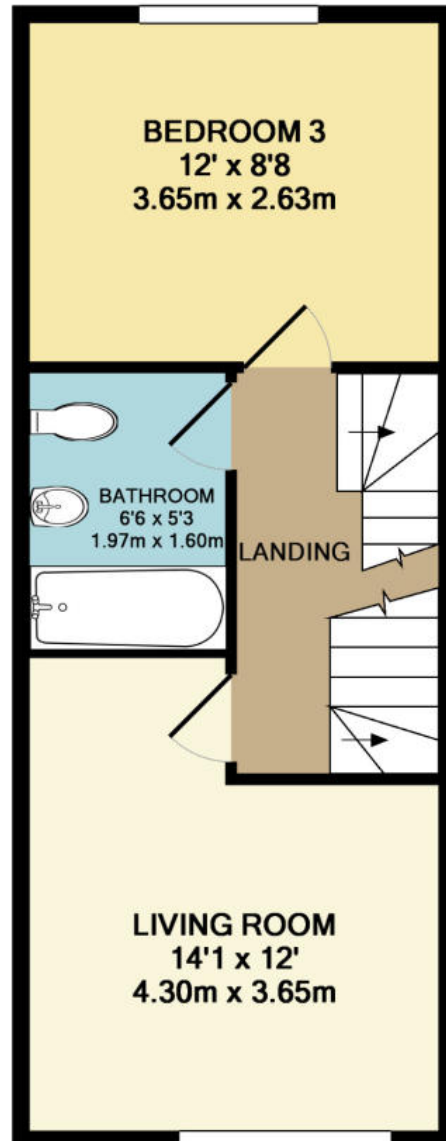


22, KER STREET, PLYMOUTH, PL1 4GE



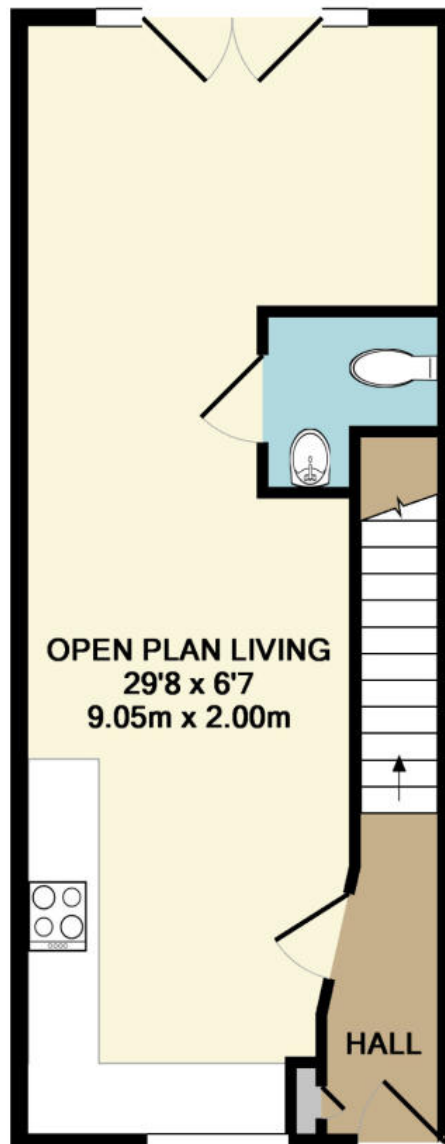
2ND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

22, KER STREET, PLYMOUTH, PL1 4GE



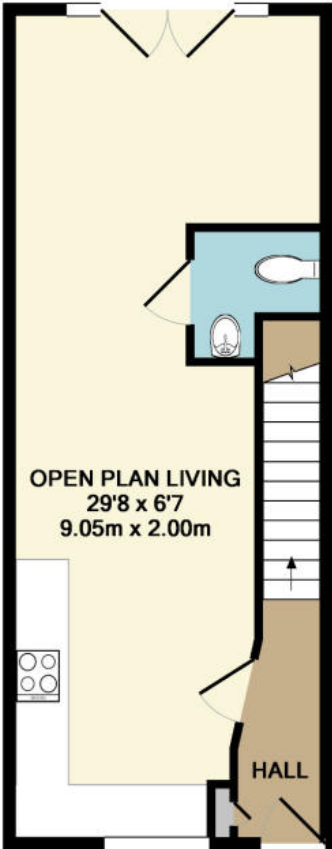
1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

22, KER STREET, PLYMOUTH, PL1 4GE

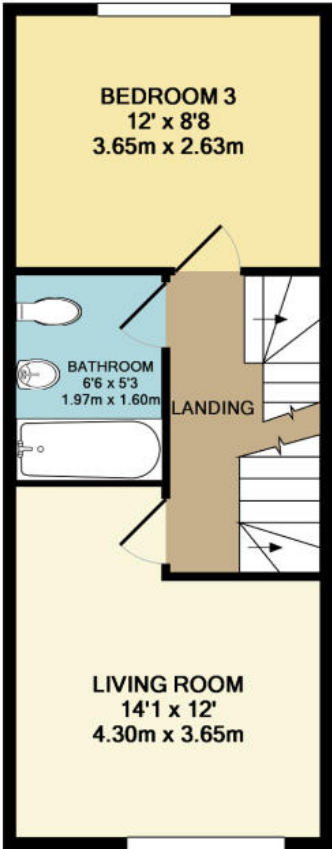


GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

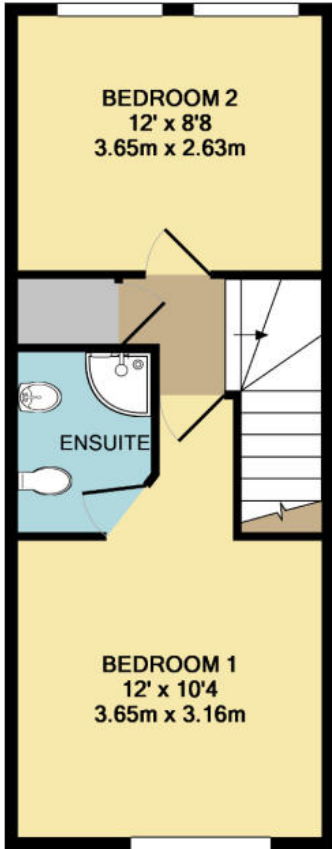
22, KER STREET, PLYMOUTH, PL1 4GE



GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)



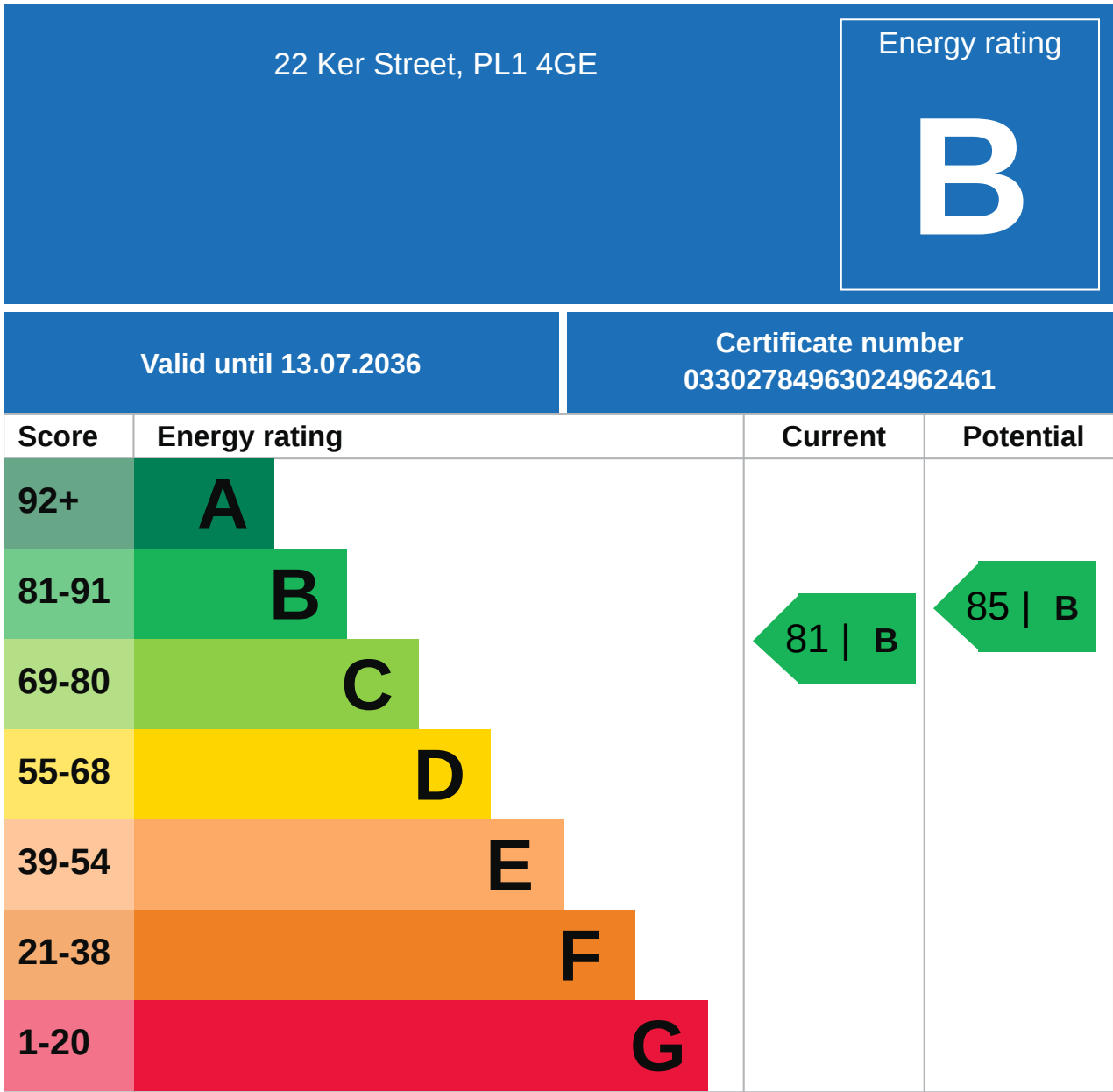
1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.1 SQ.M.)

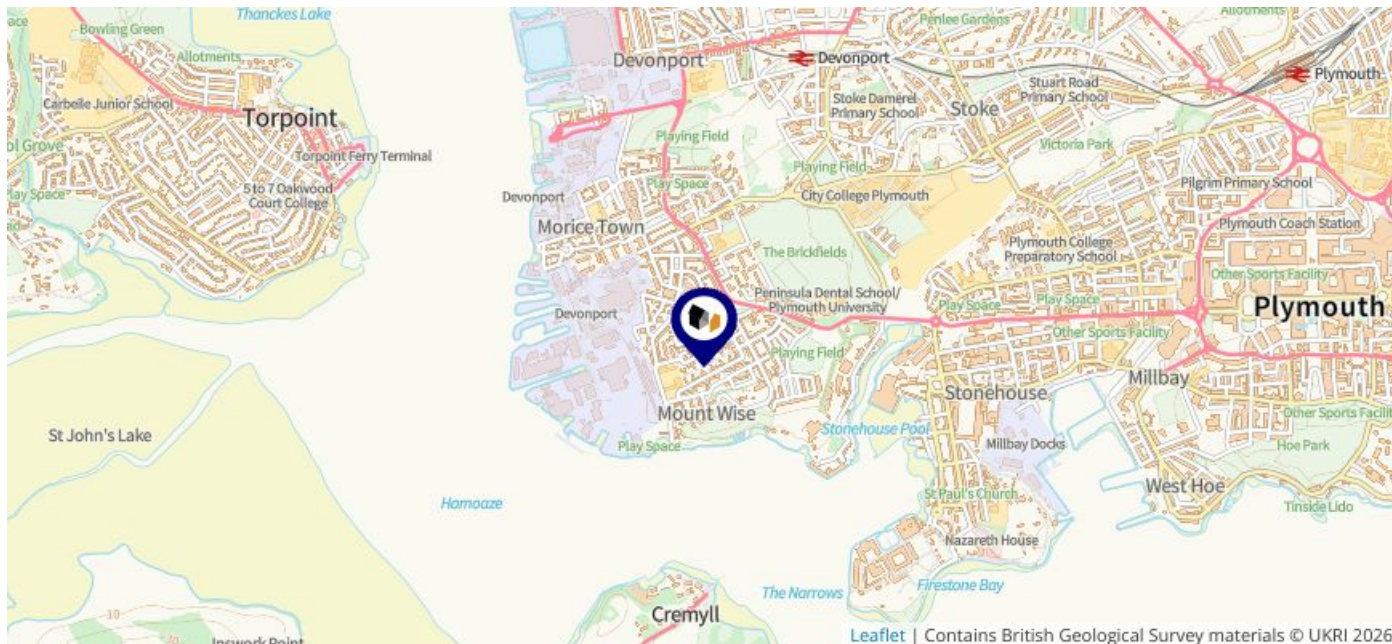
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustration purposes only and should be used as such.
Made with Metropix ©2018



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very 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:	Good lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	101 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

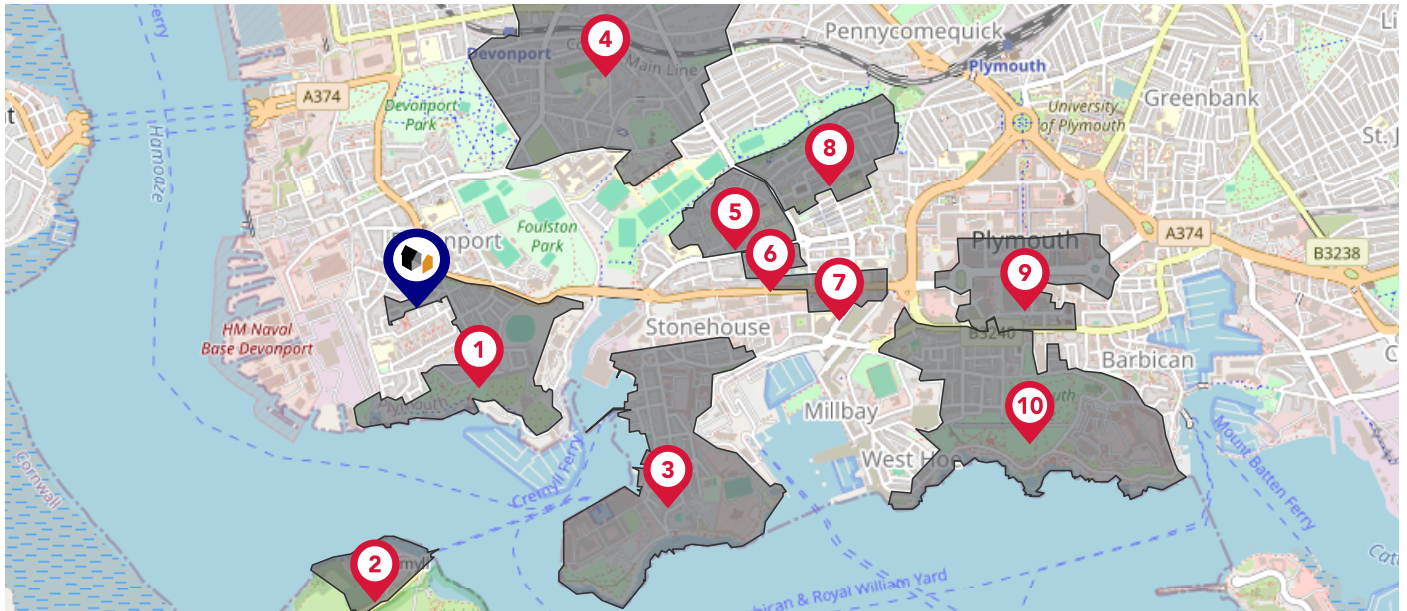
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

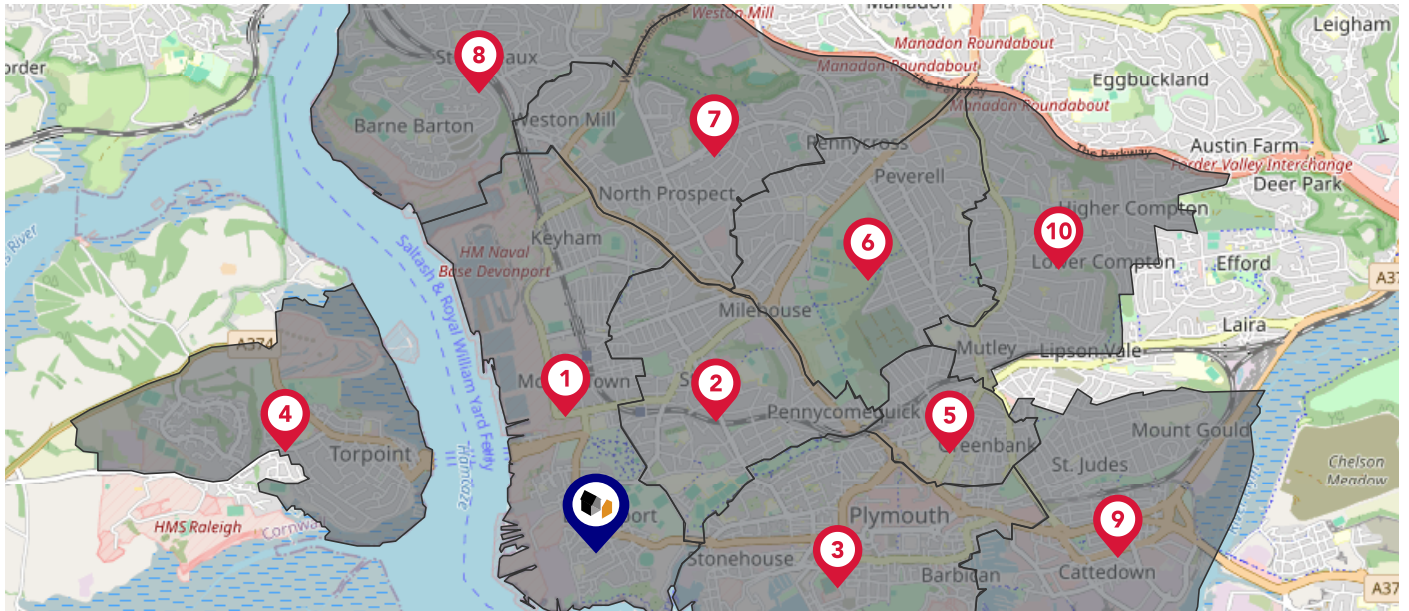
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--------------------------------|
| 1 | Devonport |
| 2 | Cremyll |
| 3 | Stonehouse Peninsula |
| 4 | Stoke |
| 5 | Royal Naval Hospital |
| 6 | Adelaide Street/Clarence Place |
| 7 | Union Street |
| 8 | North Stonehouse |
| 9 | City Centre |
| 10 | The Hoe |

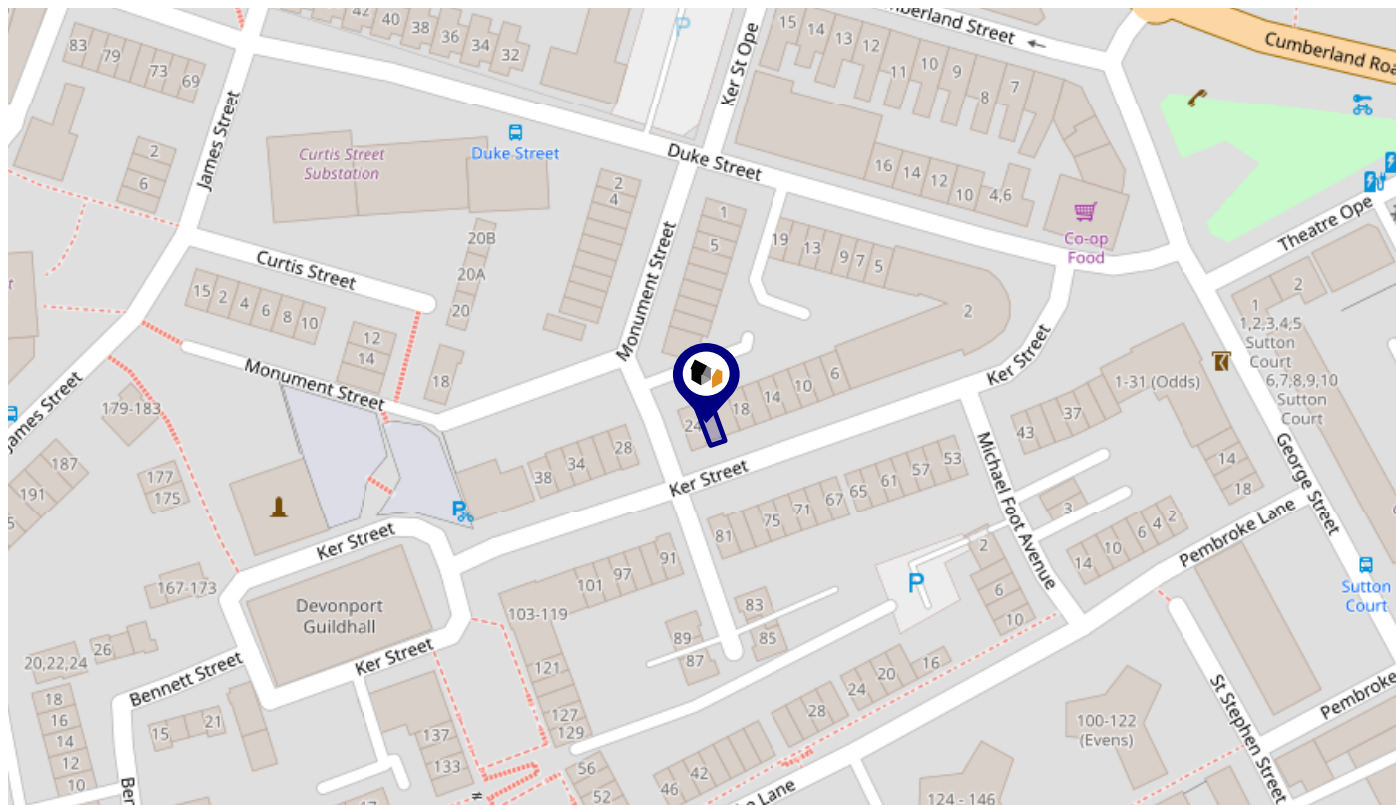
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Devonport Ward
- 2 Stoke Ward
- 3 St. Peter and the Waterfront Ward
- 4 Torpoint ED
- 5 Drake Ward
- 6 Peverell Ward
- 7 Ham Ward
- 8 St. Budeaux Ward
- 9 Sutton and Mount Gould Ward
- 10 Compton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

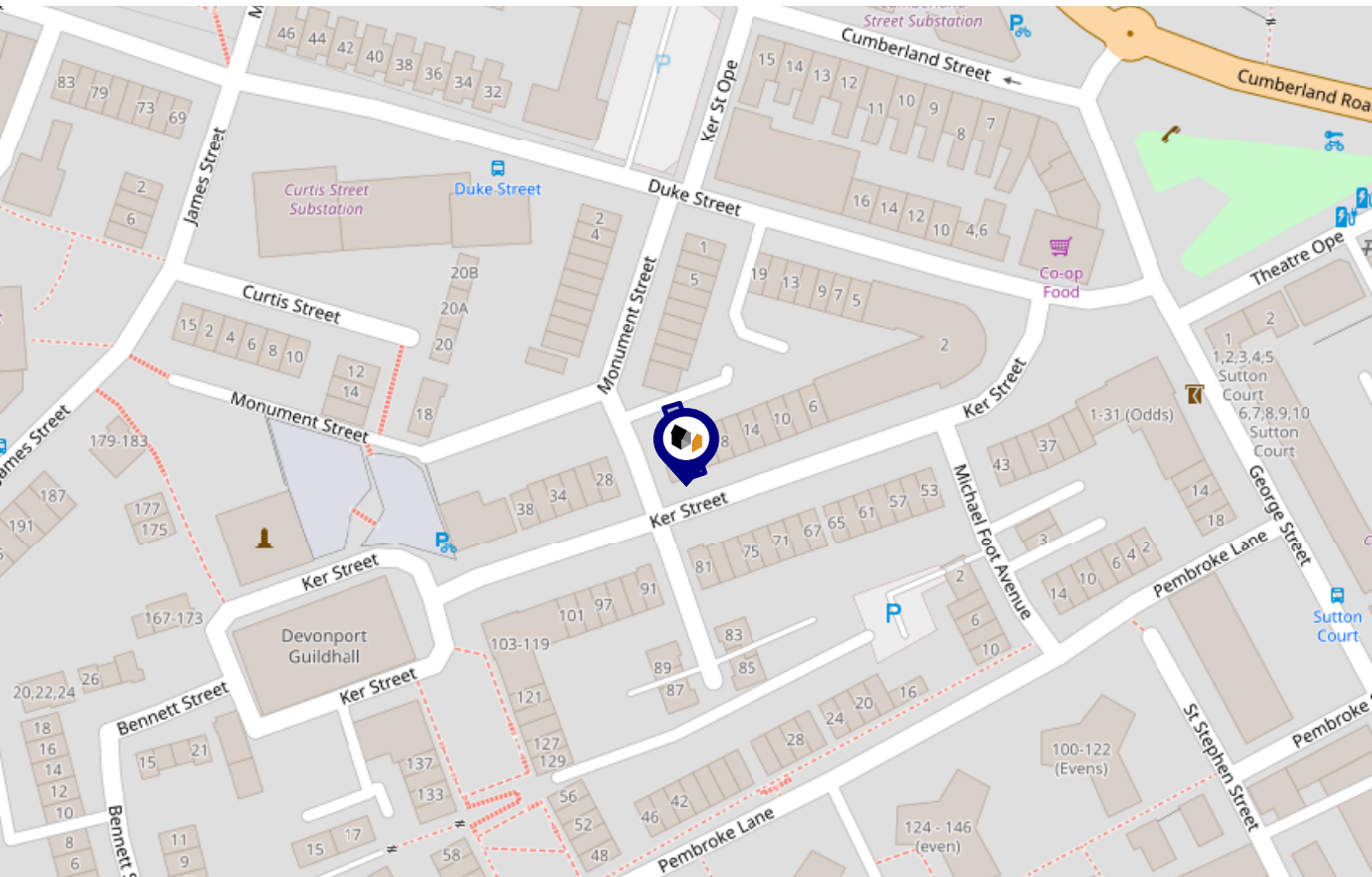
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

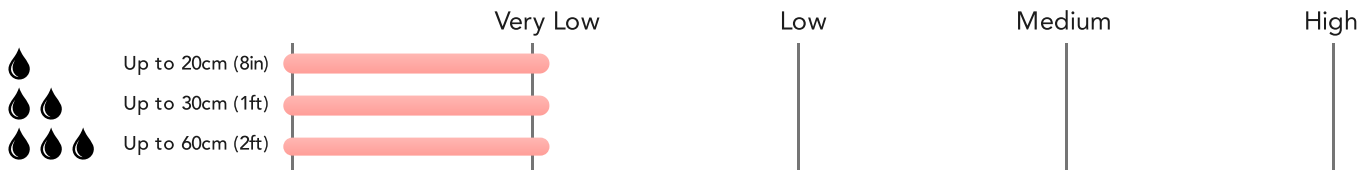


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

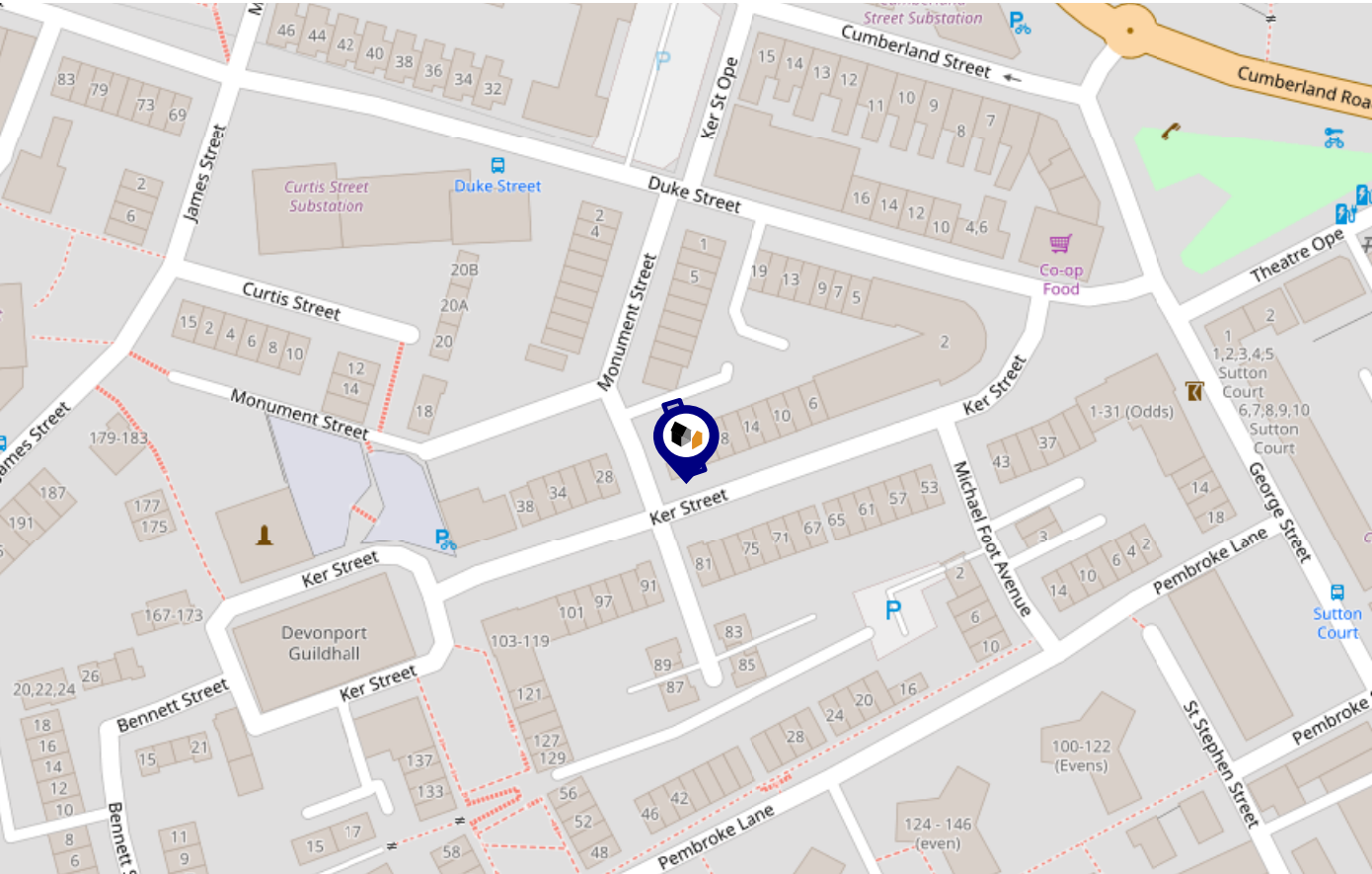


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

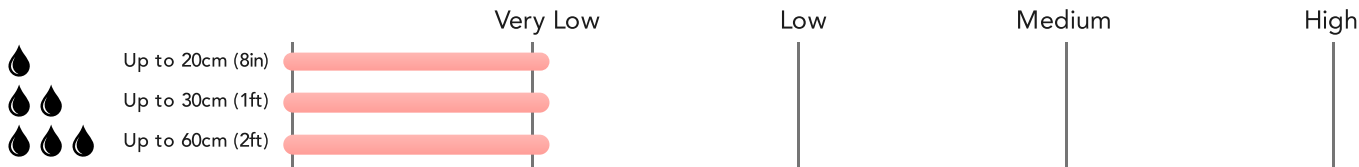


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Chance of flooding to the following depths at this property:

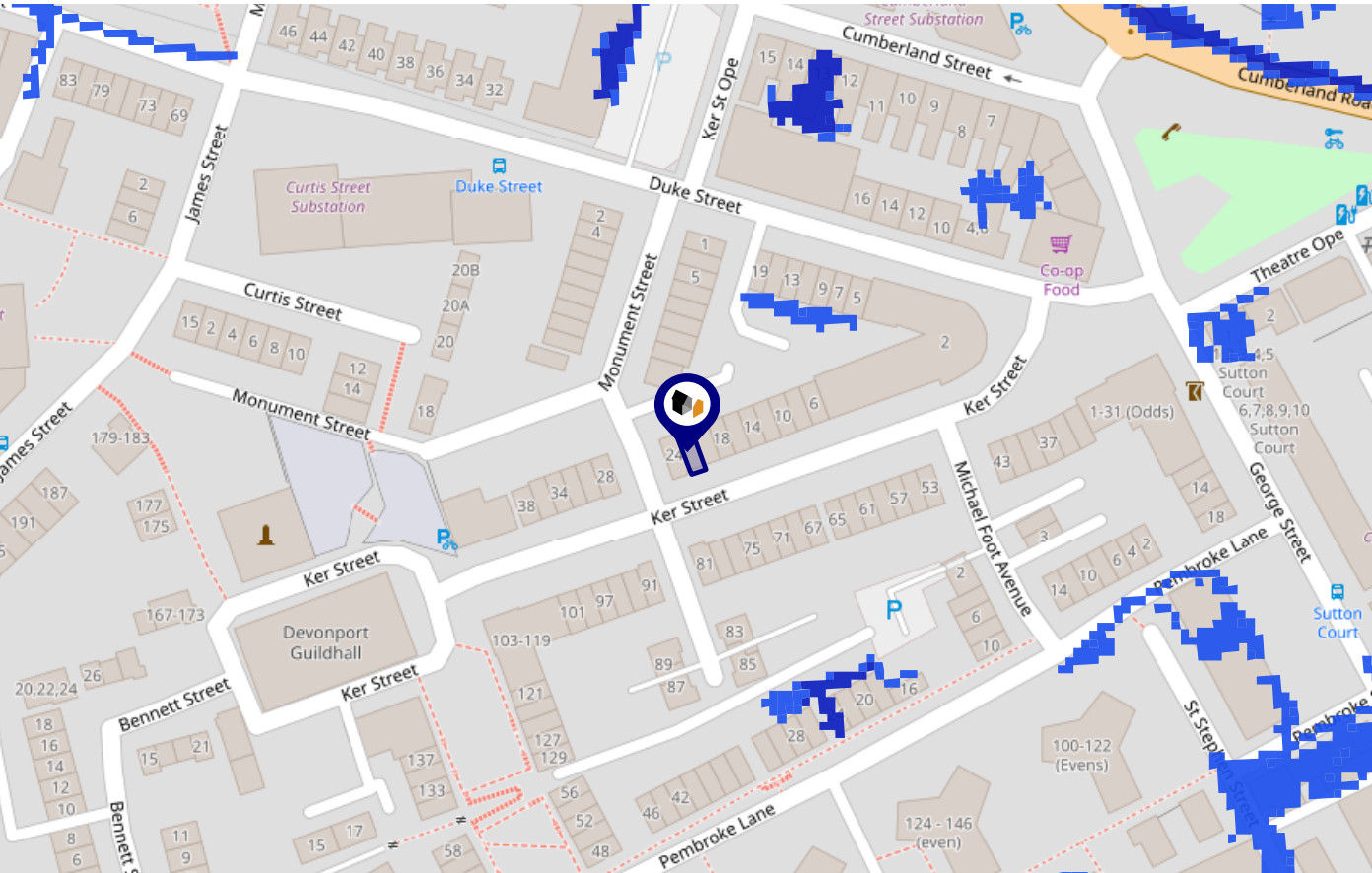


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

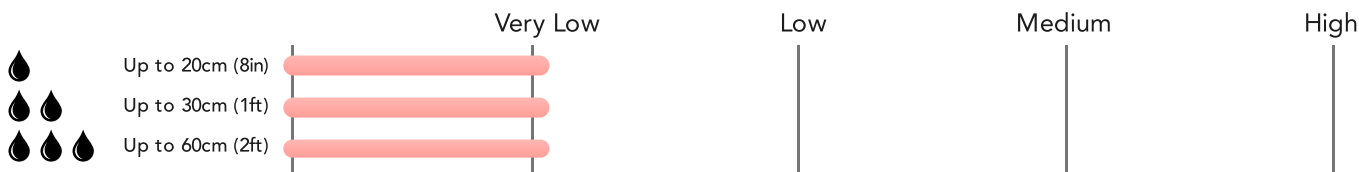


Risk Rating: Very low

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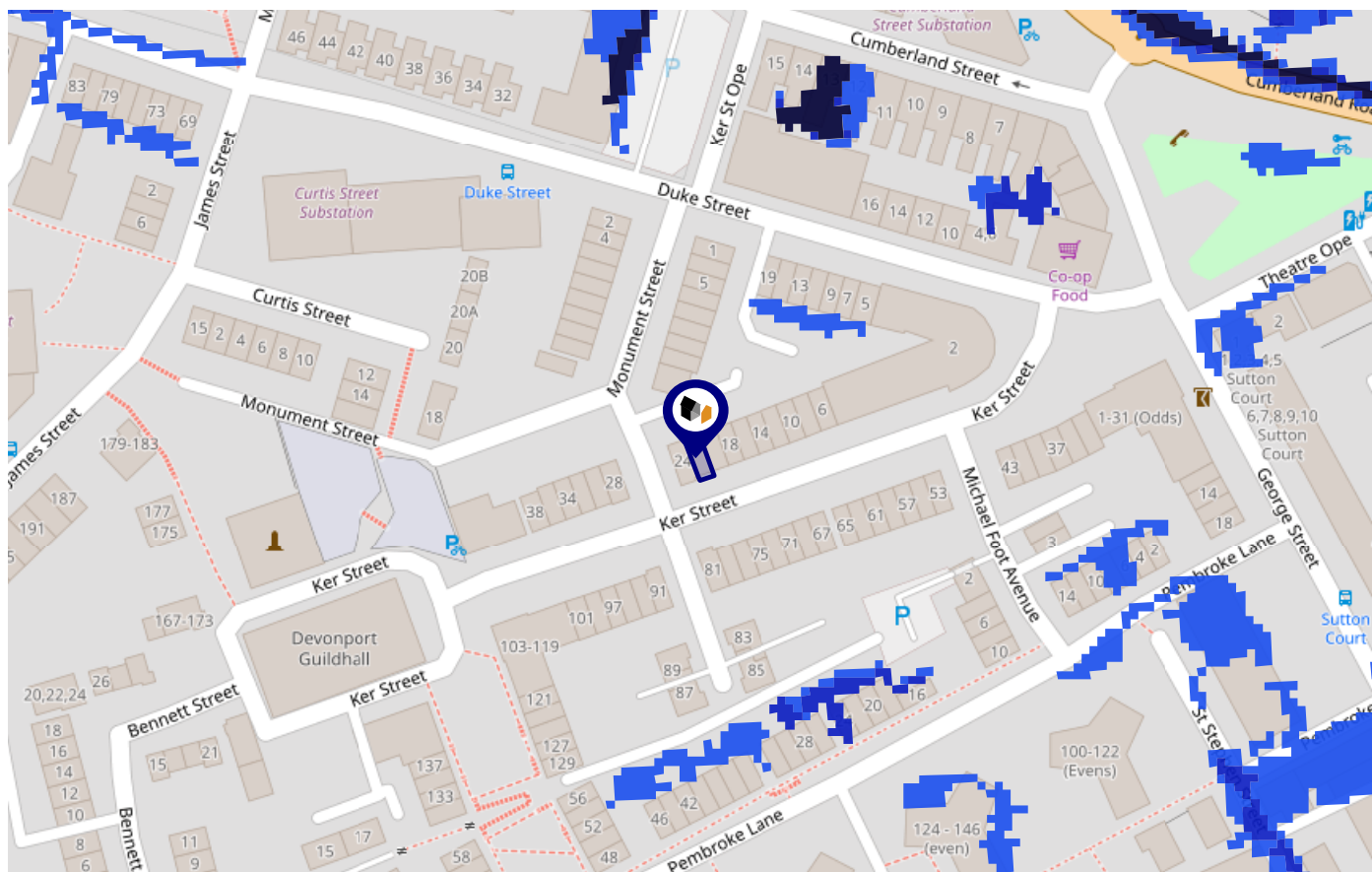
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

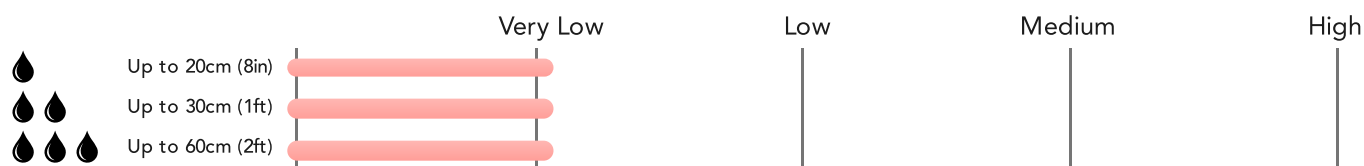


Risk Rating: Very low

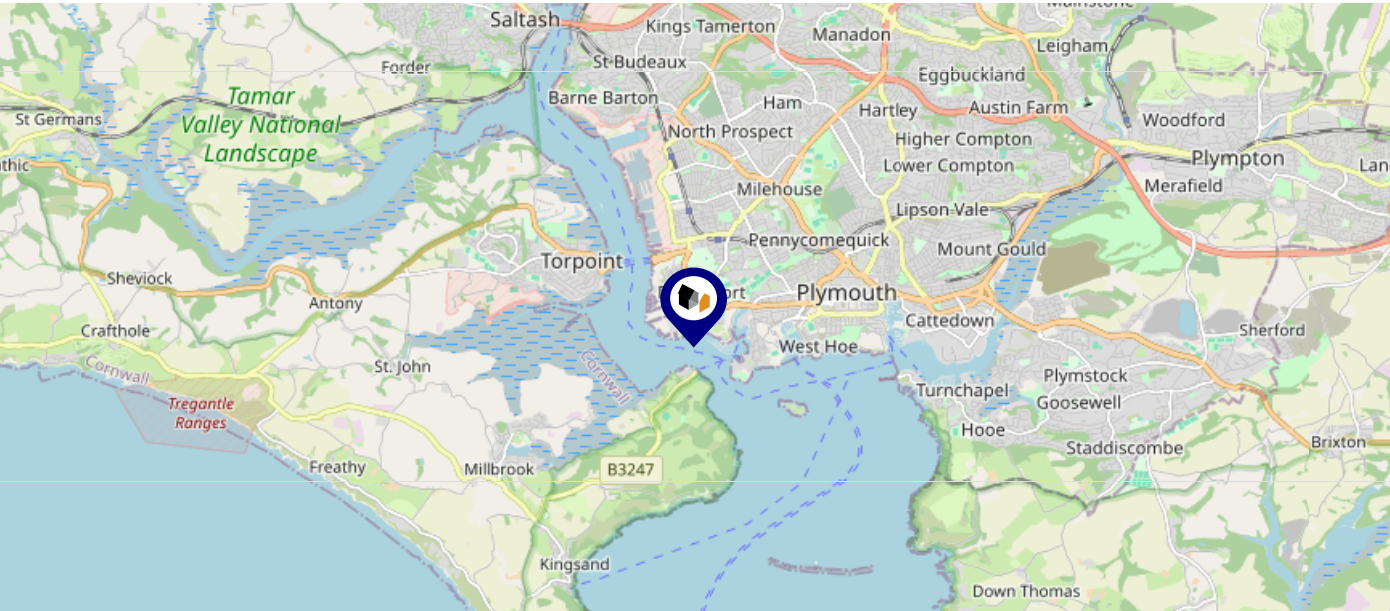
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Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



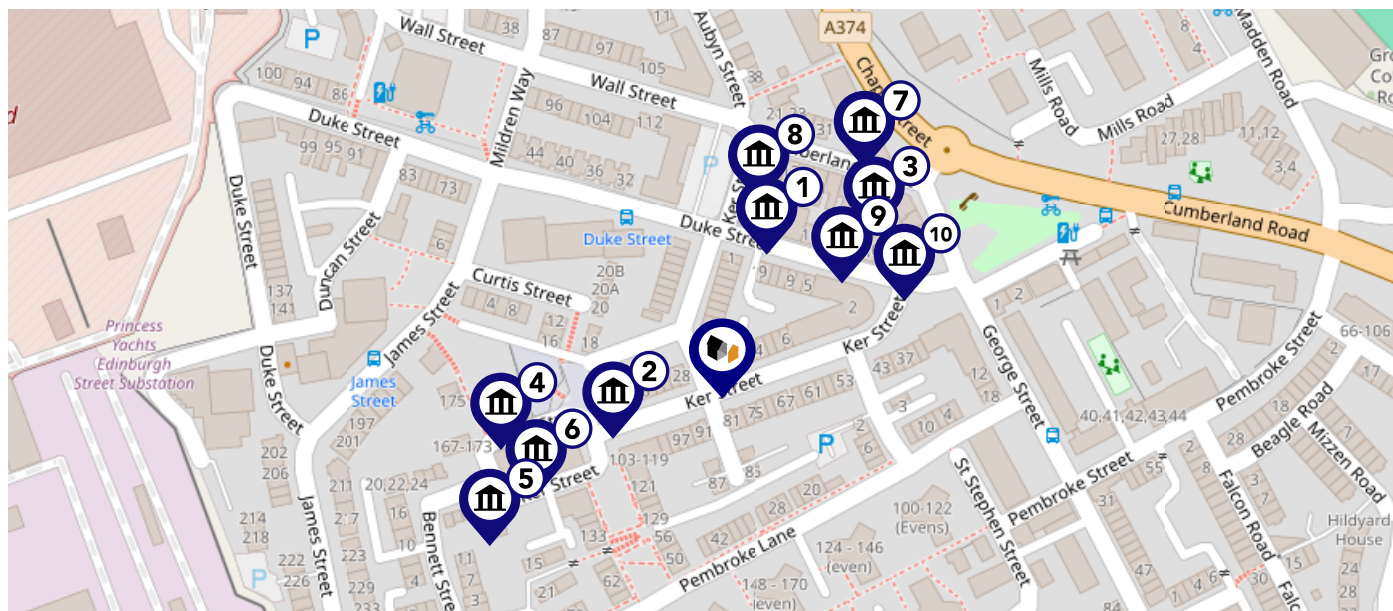
Nearby Landfill Sites

1	Hazardous Stores Return Centre-H M Naval Base, Devonport, Plymouth, Devon	Historic Landfill	☐
2	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill	☐
3	Stonehouse Lake-Plymouth, Devon	Historic Landfill	☐
4	Recreation Ground St Levan Ground And Alexandra Road-Recreation Ground, St Levan Road, Plymouth	Historic Landfill	☐
5	Victoria Park-Victoria Park, Plymouth	Historic Landfill	☐
6	St Levan Road Recreation Ground-St Levan Road Recreation Ground, Devonport, Plymouth	Historic Landfill	☐
7	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill	☐
8	Antony Road Car Park-Antony Road Car Park, Torpoint	Historic Landfill	☐
9	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	☐
10	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill	☐

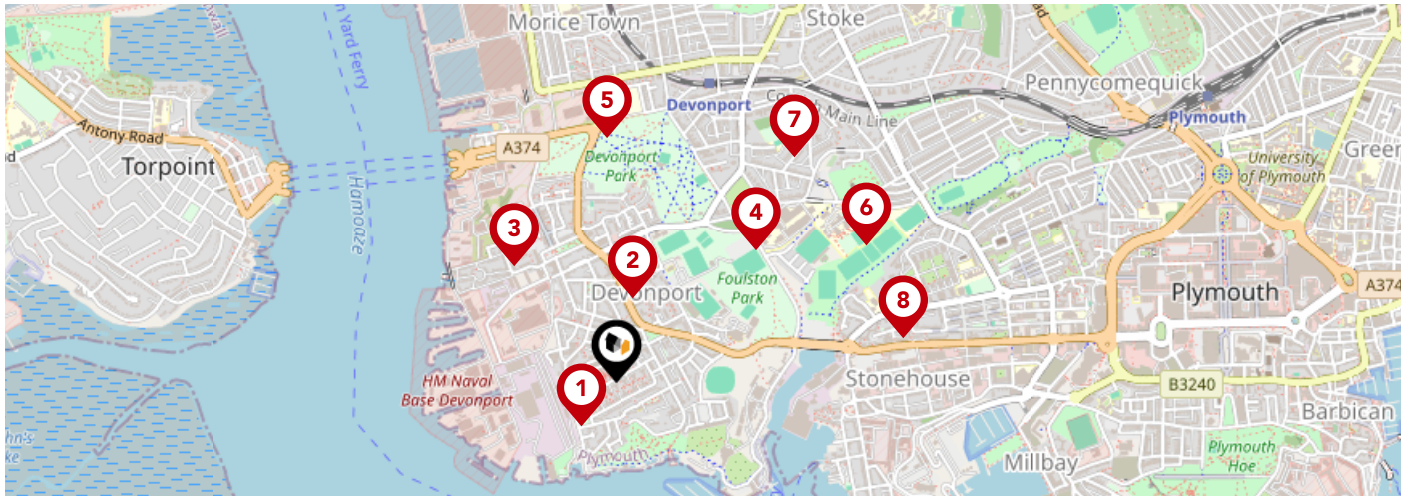
Maps

Listed Buildings

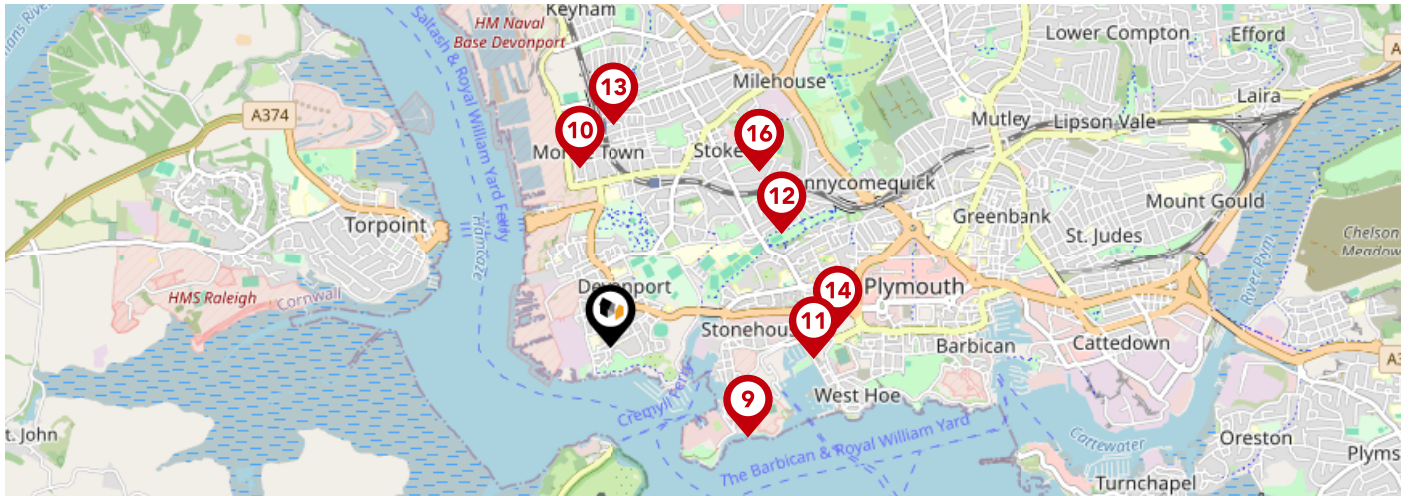
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1319614 - Former Devonport Library	Grade II	0.0 miles
	1322006 - Oddfellows Hall	Grade I	0.0 miles
	1130053 - 7, Cumberland Street	Grade II	0.1 miles
	1322008 - Devonport Column	Grade I	0.1 miles
	1322007 - Crown And Column Public House	Grade II	0.1 miles
	1322009 - Devonport Guildhall And Attached Walls	Grade I	0.1 miles
	1130018 - Nos. 41-43 (former Crown Hotel) And Nos 44-45, Chapel Street	Grade II	0.1 miles
	1130055 - 15, Cumberland Street	Grade II	0.1 miles
	1319613 - 4-16, Duke Street	Grade II	0.1 miles
	1319612 - 8, George Street	Grade II	0.1 miles



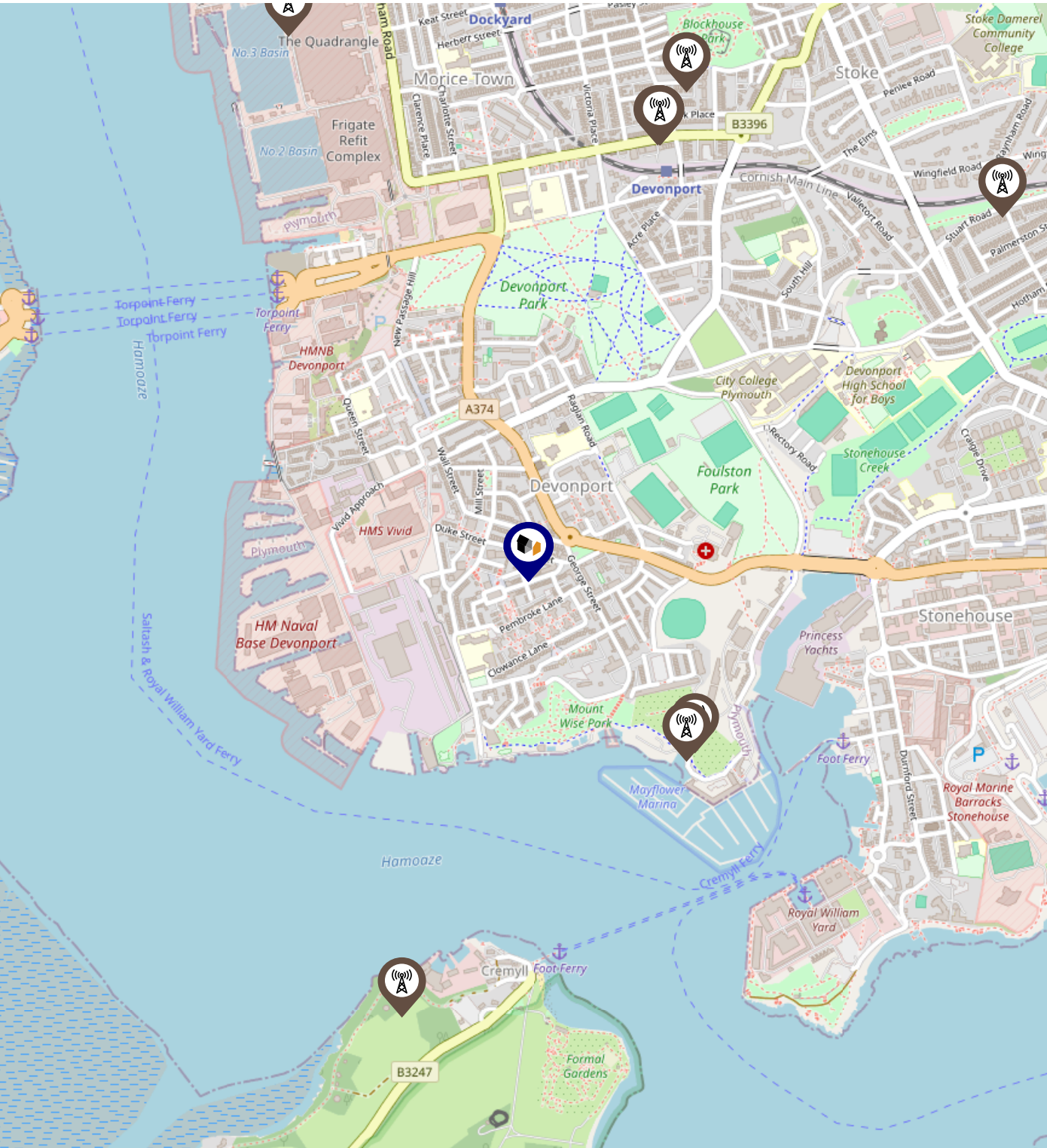
		Nursery	Primary	Secondary	College	Private
1	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.13	☐	☒	☐	☐	☐
2	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.2	☐	☒	☐	☐	☐
3	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.37	☐	☒	☐	☐	☐
4	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.46	☐	☐	☒	☐	☐
5	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.58	☐	☐	☒	☐	☐
6	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.67	☐	☐	☒	☐	☐
7	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.68	☐	☒	☐	☐	☐
8	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.69	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.78	☐	☒	☐	☐	☐
10	Morice Town Primary Academy Ofsted Rating: Good Pupils: 185 Distance:0.86	☐	☒	☐	☐	☐
11	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.96	☐	☒	☒	☐	☐
12	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.97	☐	☒	☐	☐	☐
13	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:1.05	☐	☒	☐	☐	☐
14	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:1.08	☐	☒	☐	☐	☐
15	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.09	☐	☐	☒	☐	☐
16	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:1.09	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

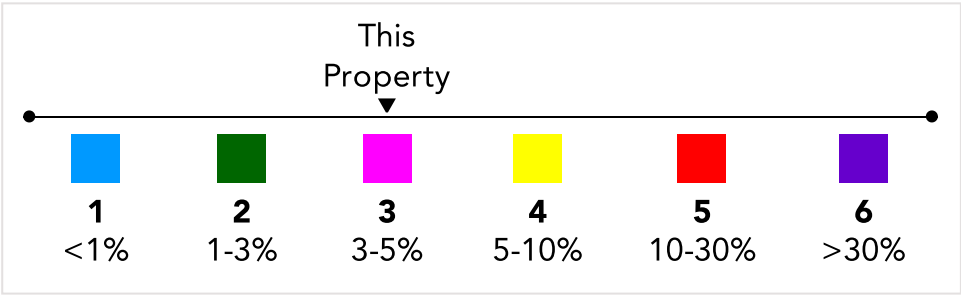
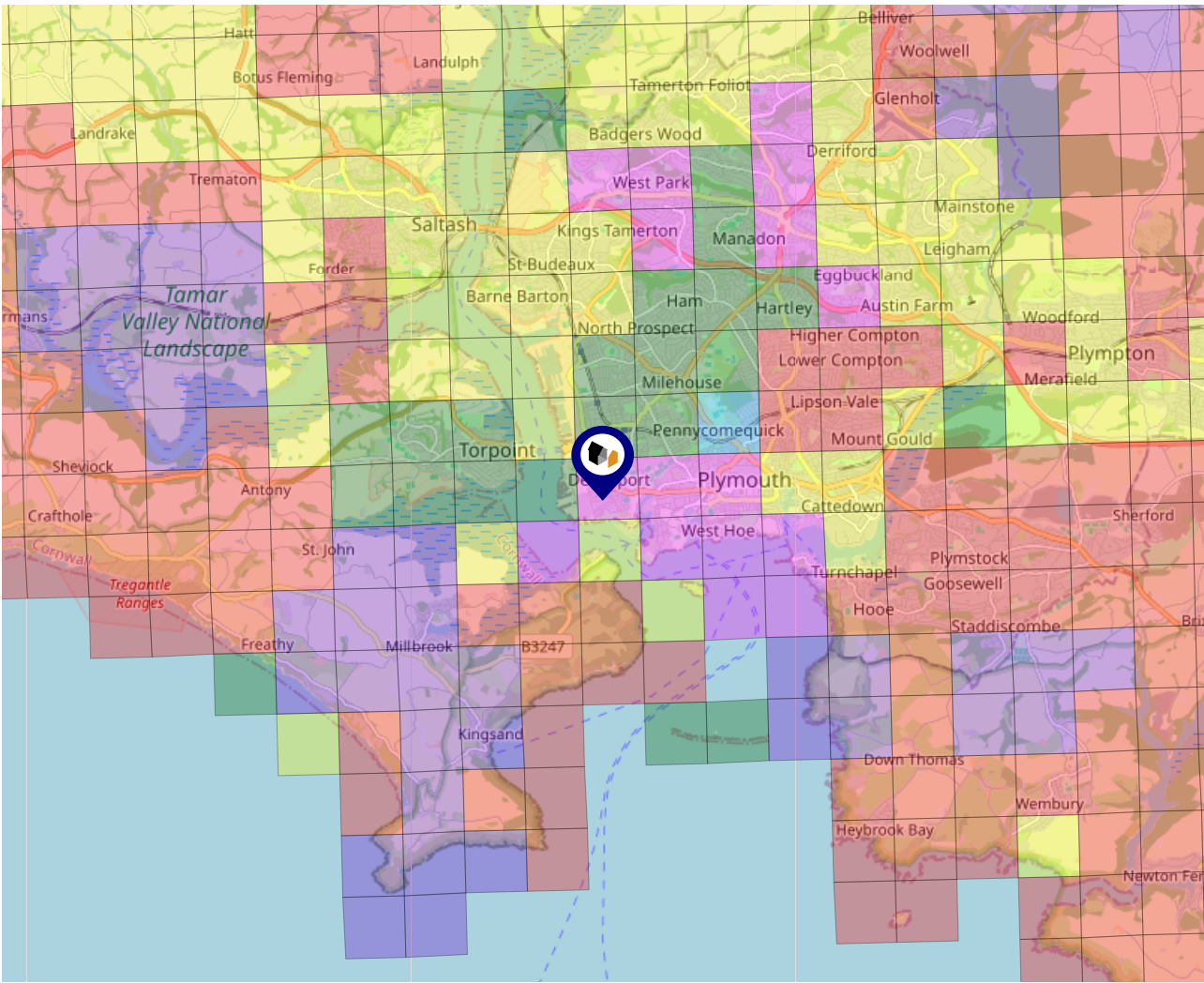


Key:

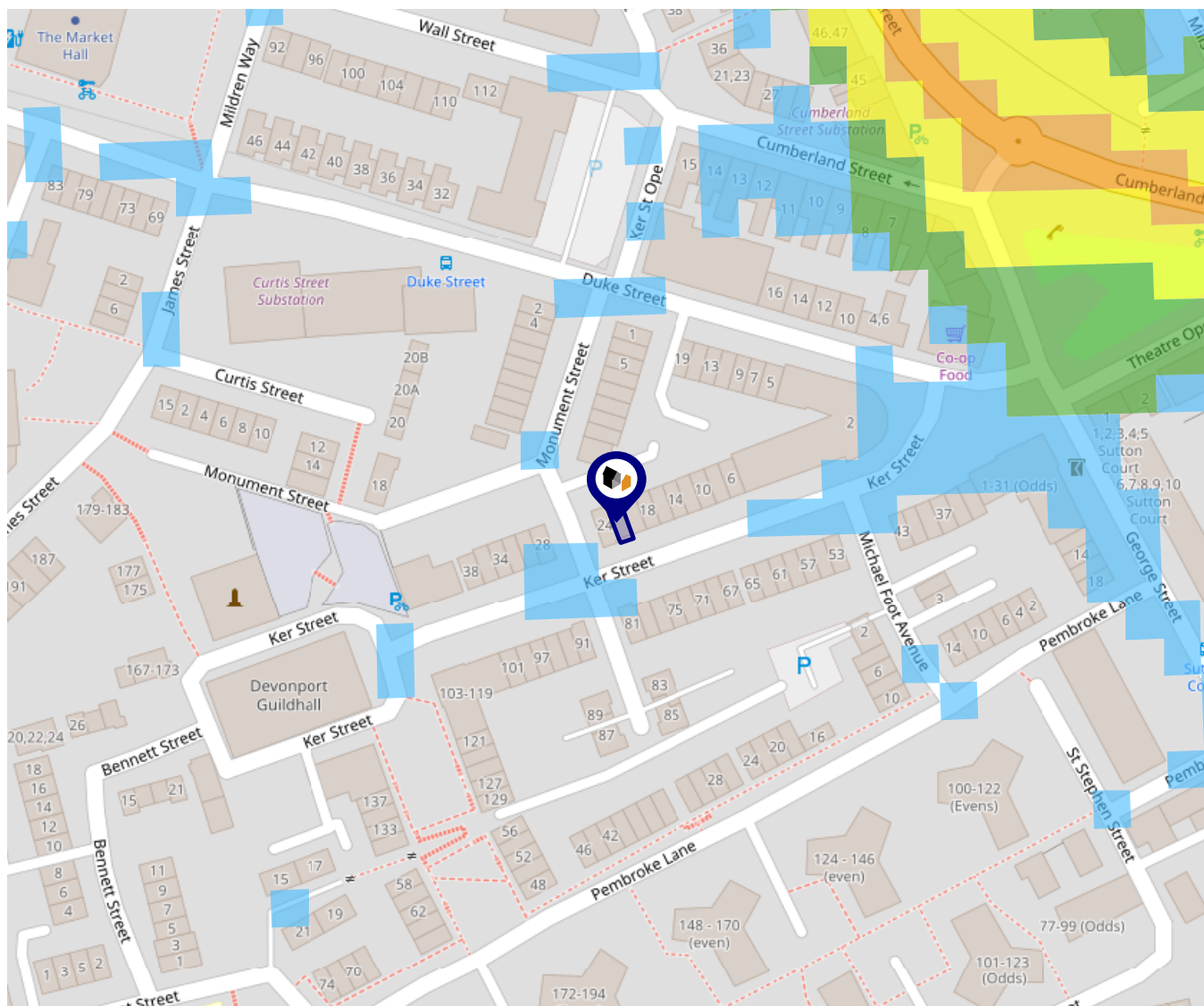
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



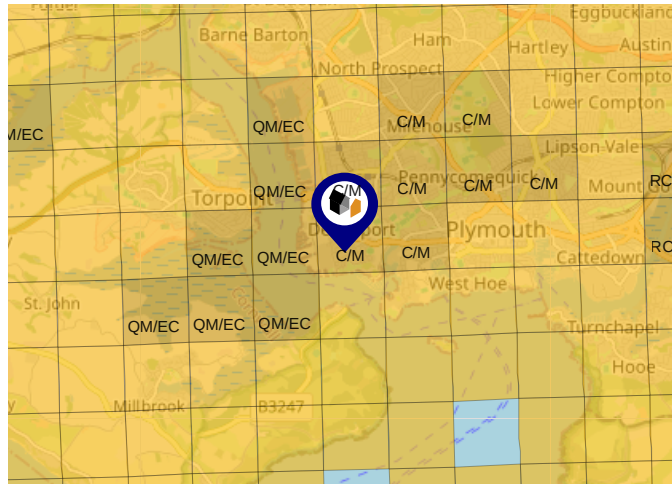
Local Area Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

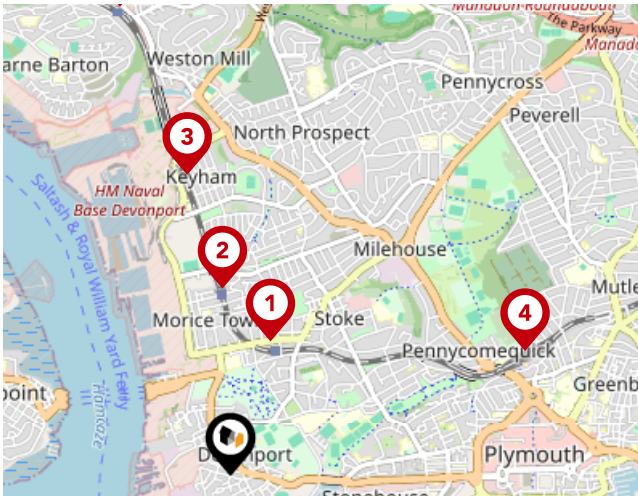
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area

Transport (National)

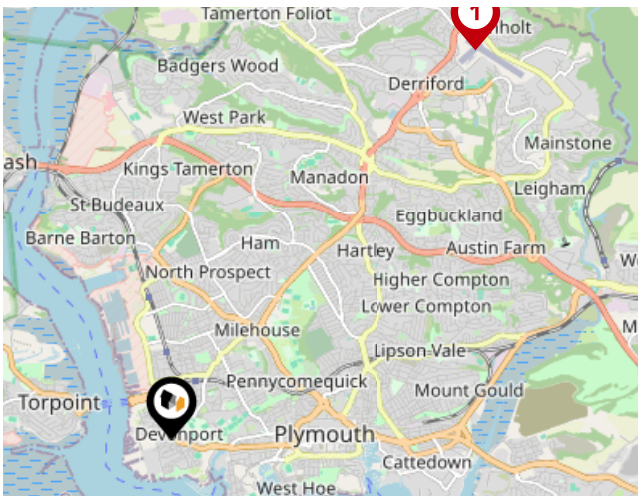


National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.66 miles
2	Dockyard (Plymouth) Rail Station	0.88 miles
3	Keyham Rail Station	1.43 miles
4	Plymouth Rail Station	1.51 miles
5	St Budeaux Ferry Road Rail Station	2.27 miles

Trunk Roads/Motorways

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

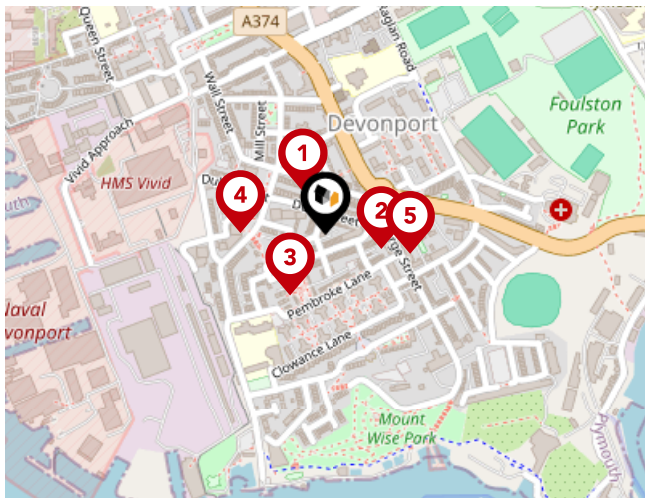


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.65 miles

Area

Transport (Local)

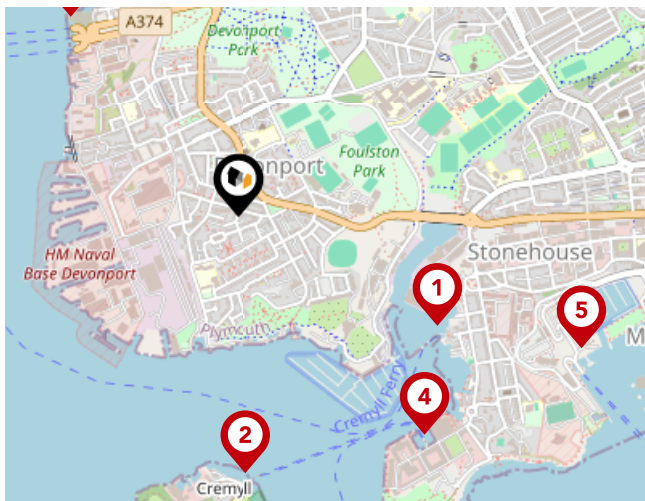


Bus Stops/Stations

Pin	Name	Distance
1	Duke Street	0.05 miles
2	Mount Street	0.06 miles
3	Pembroke Lane	0.08 miles
4	James Street	0.1 miles
5	Sutton Court	0.1 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.53 miles
2	Cremyll Mount Edgcumbe Ferry Landing	0.6 miles
3	Devonport Ferry Terminal	0.61 miles
4	Royal William Yard Ferry Landing	0.67 miles
5	Plymouth Ferry Terminal	0.86 miles

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.



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