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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th August 2026



GOOSEWELL ROAD, PLYMOUTH, PL9

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

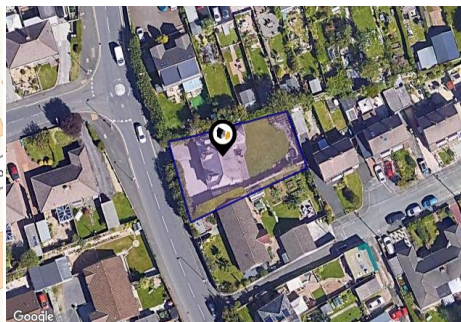
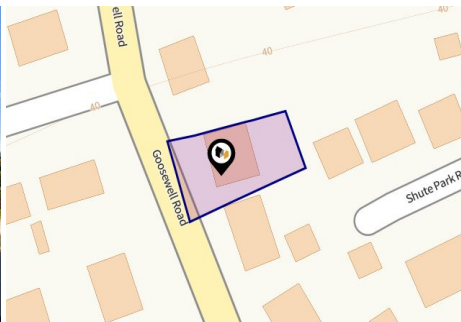
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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,905 ft ² / 177 m ²		
Plot Area:	0.14 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,984		
Title Number:	DN547037		

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:

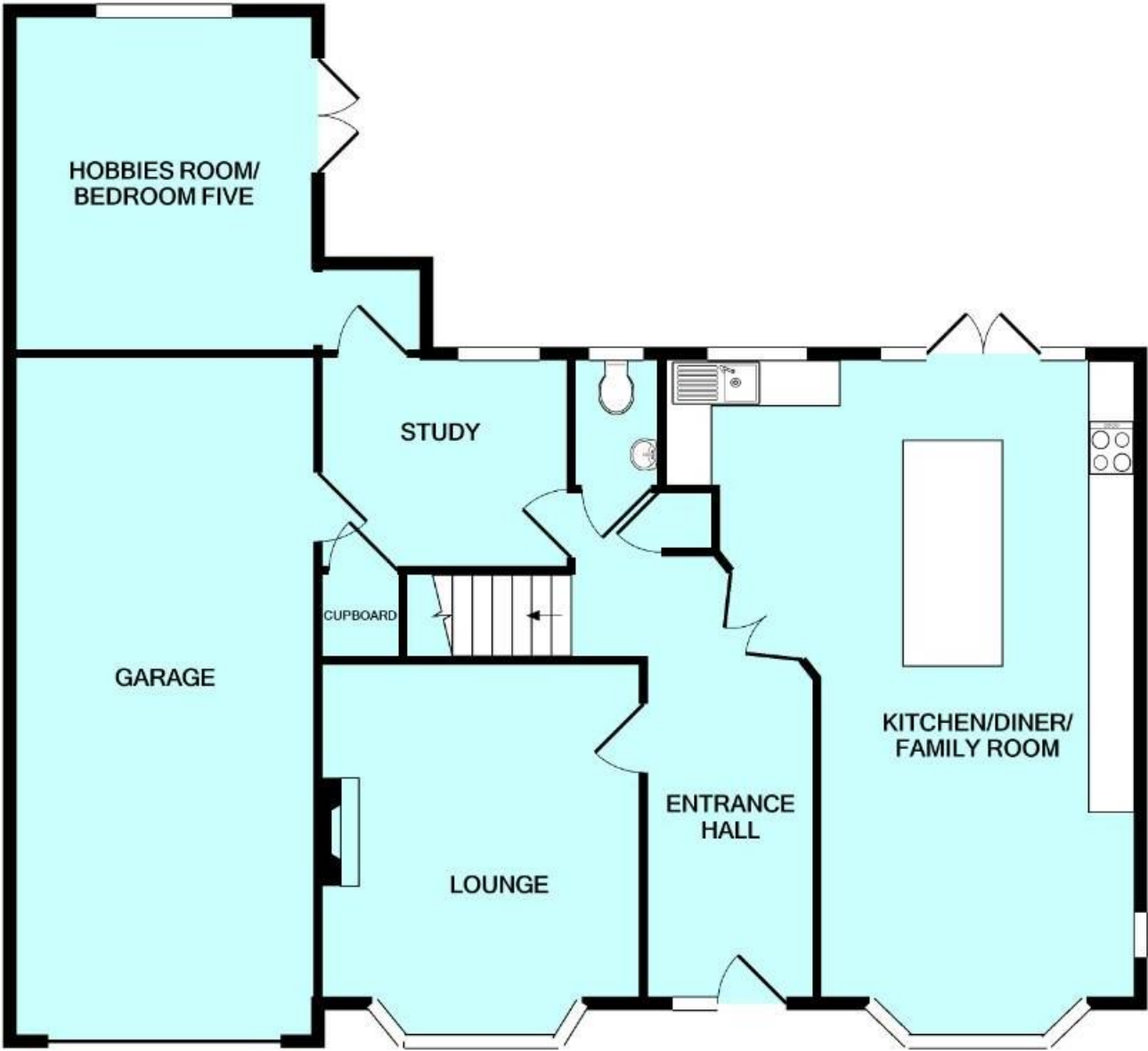
(based on calls indoors)



Satellite/Fibre TV Availability:



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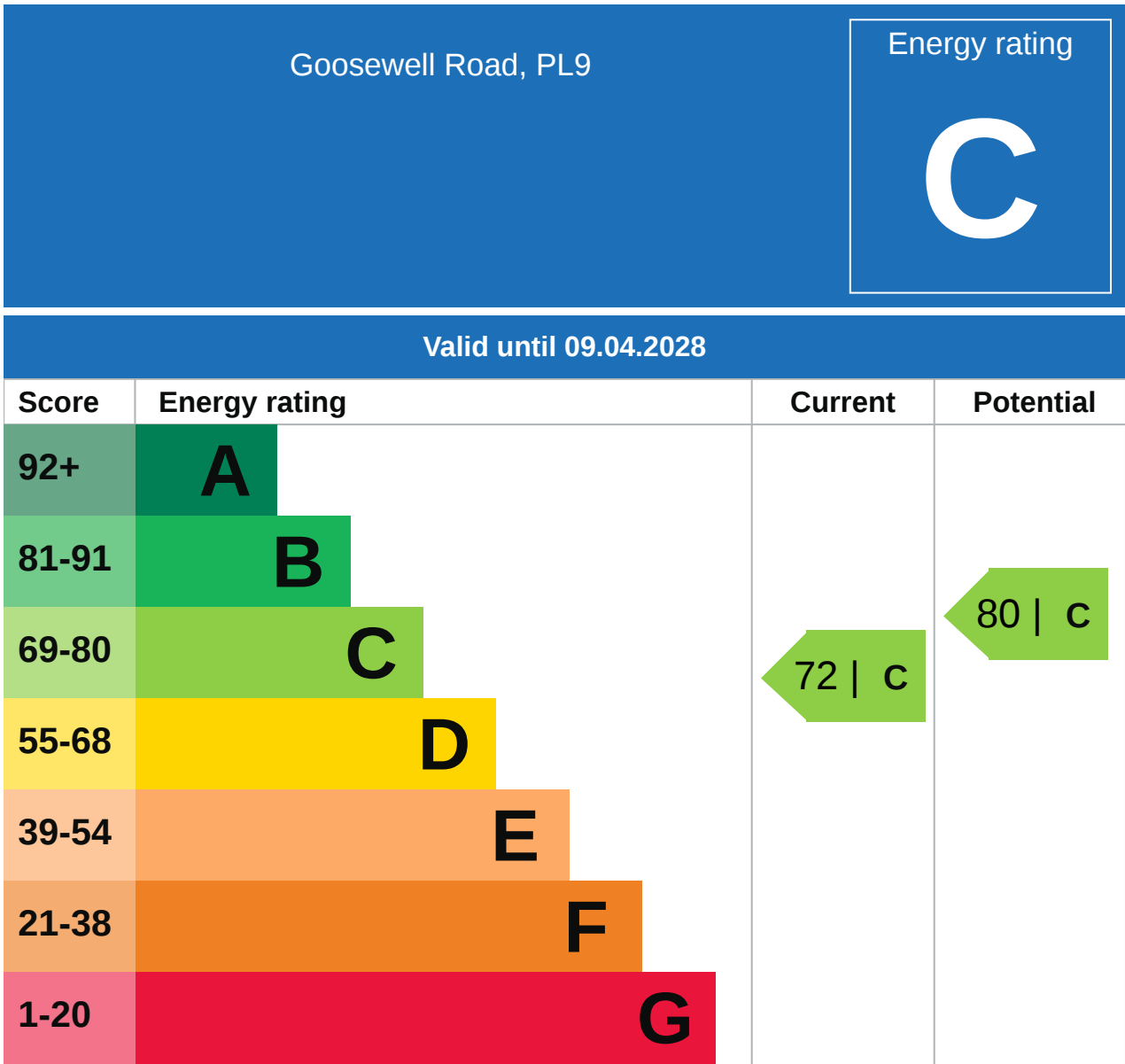


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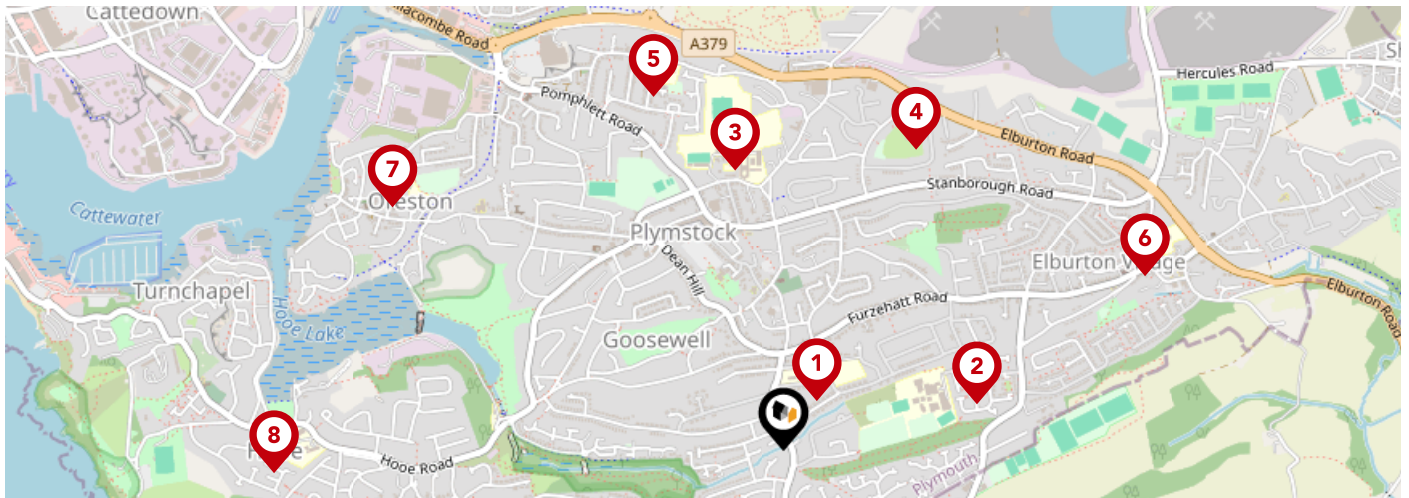
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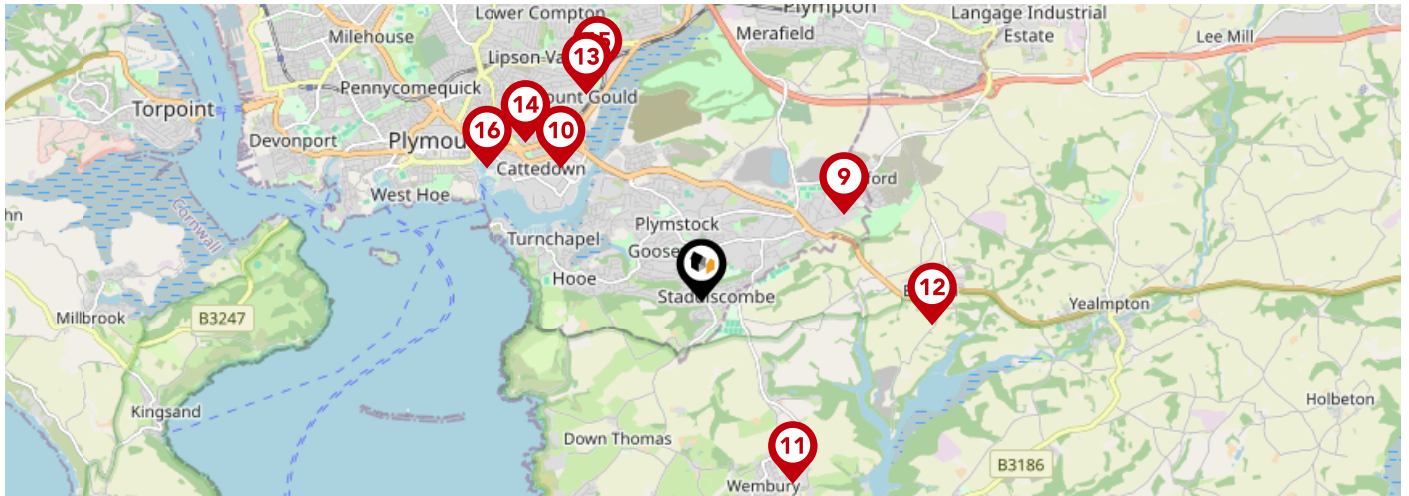


Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, insulated (assumed)
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 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	177 m ²



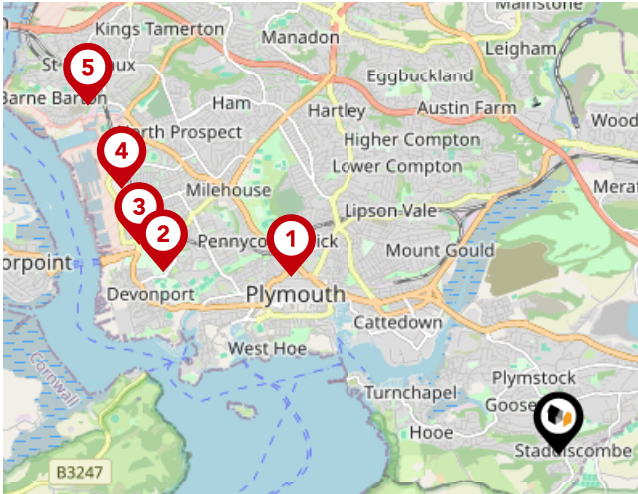
		Nursery	Primary	Secondary	College	Private
1	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:0.14	☐	☒	☐	☐	☐
2	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:0.47	☐	☐	☒	☐	☐
3	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:0.67	☐	☐	☒	☐	☐
4	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:0.78	☐	☒	☐	☐	☐
5	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:0.89	☐	☒	☐	☐	☐
6	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:0.95	☐	☒	☐	☐	☐
7	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:1.09	☐	☒	☐	☐	☐
8	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:1.21	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:1.57	☐	☒	☐	☐	☐
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:1.84	☐	☒	☐	☐	☐
	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:1.94	☐	☒	☐	☐	☐
	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.19	☐	☒	☐	☐	☐
	Lipson Co-operative Academy Ofsted Rating: Good Pupils: 1102 Distance:2.23	☐	☐	☒	☐	☐
	Salisbury Road Primary School Ofsted Rating: Good Pupils: 381 Distance:2.24	☐	☒	☐	☐	☐
	Laira Green Primary School Ofsted Rating: Good Pupils: 230 Distance:2.32	☐	☒	☐	☐	☐
	Holy Cross Catholic Primary School Ofsted Rating: Good Pupils: 306 Distance:2.39	☐	☒	☐	☐	☐

Area

Transport (National)

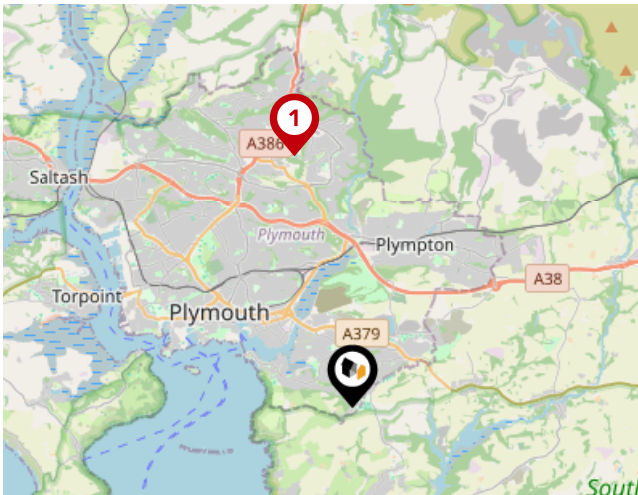


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.03 miles
2	Devonport Rail Station	4.11 miles
3	Dockyard (Plymouth) Rail Station	4.43 miles
4	Keyham Rail Station	4.83 miles
5	St Budeaux Ferry Road Rail Station	5.54 miles

Trunk Roads/Motorways

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

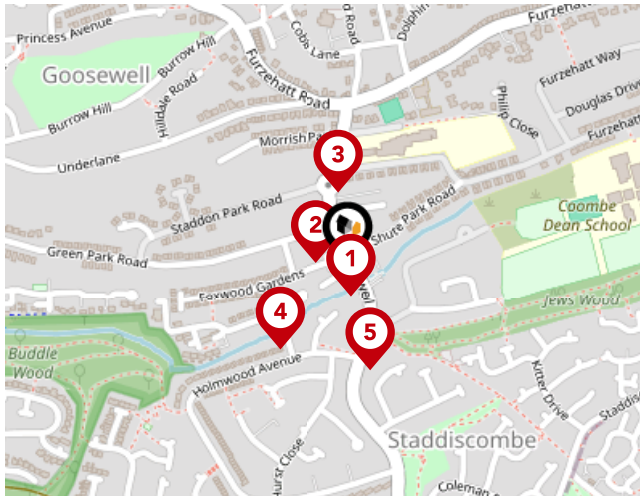


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.87 miles

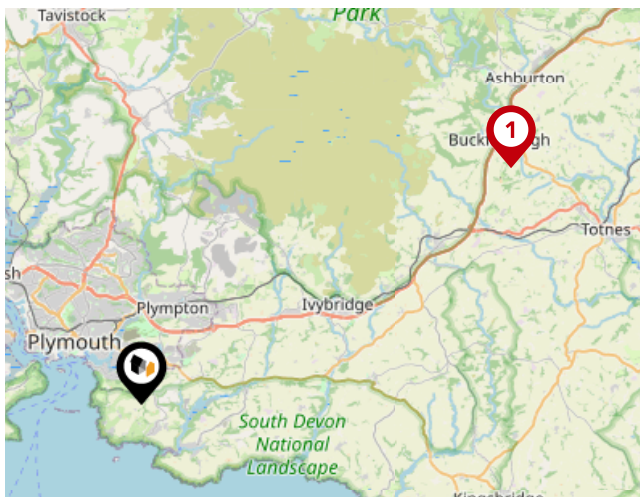
Area

Transport (Local)



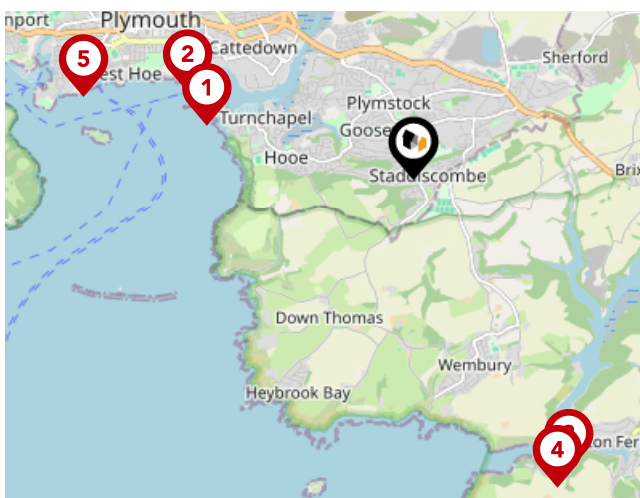
Bus Stops/Stations

Pin	Name	Distance
1	Orchardton Terrace	0.03 miles
2	Foxwood Gardens	0.03 miles
3	Goosewell Primary School	0.08 miles
4	Stokingway Close	0.12 miles
5	Greenhill Close	0.12 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	16.56 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.02 miles
2	Plymouth (Barbican) Landing Stage	2.28 miles
3	Newton Ferrers Ferry Landing	3.11 miles
4	Warren Point Ferry Landing	3.2 miles
5	Plymouth Ferry Terminal	3.22 miles



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.

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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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