



LANG TOWN  
& COUNTRY

SALES

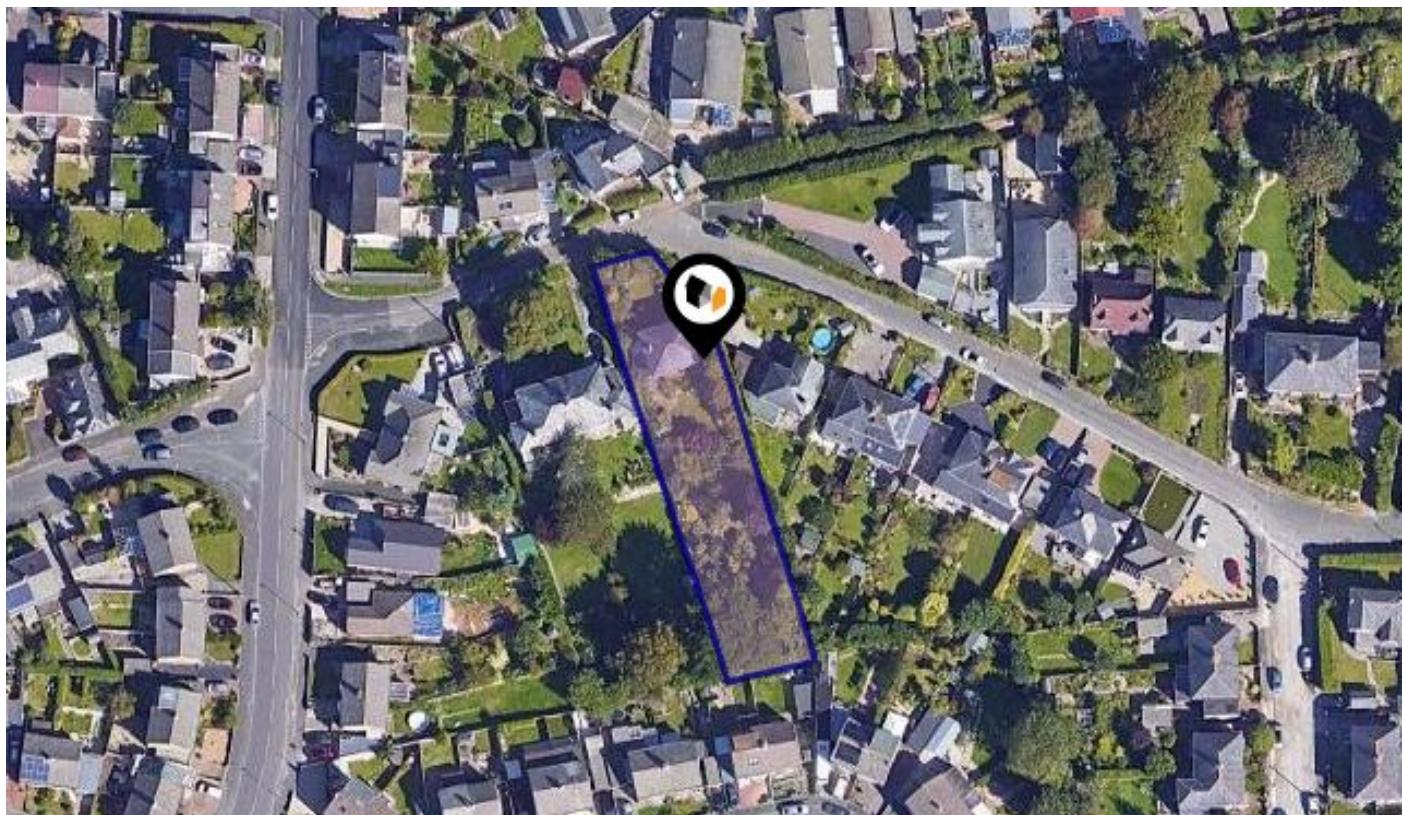


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 16th February 2026**



**DUNSTONE ROAD, PLYMSTOCK, PLYMOUTH, PL9**

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

[www.langtownandcountry.com](http://www.langtownandcountry.com)



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# Property Overview



## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,130 ft <sup>2</sup> / 105 m <sup>2</sup>		
Plot Area:	0.3 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,842		
Title Number:	DN23607		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	67 mb/s	1800 mb/s

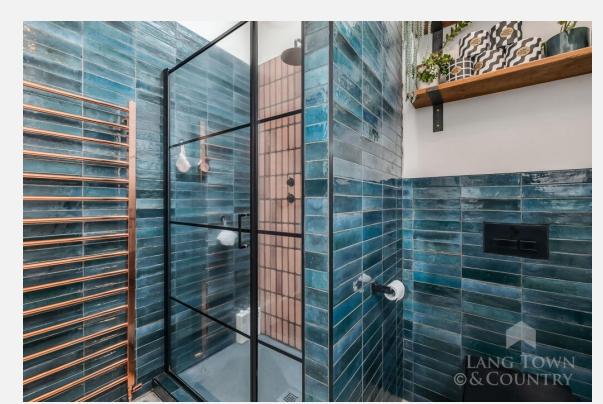
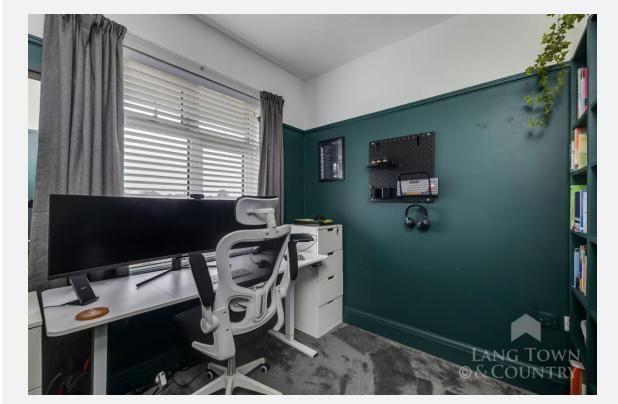
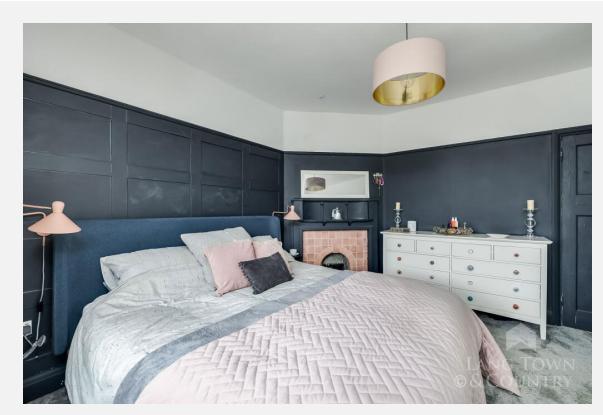
Mobile Coverage:  
(based on calls indoors)



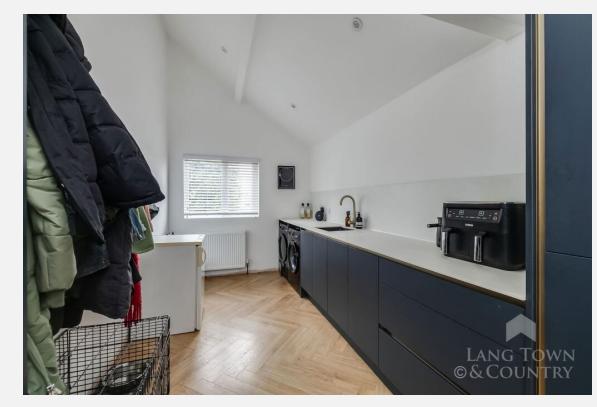
Satellite/Fibre TV Availability:



# Gallery Photos



# Gallery Photos



# Gallery Photos



# Property EPC - Certificate



PLYMSTOCK, PL9

Energy rating

**D**

Valid until 17.06.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data

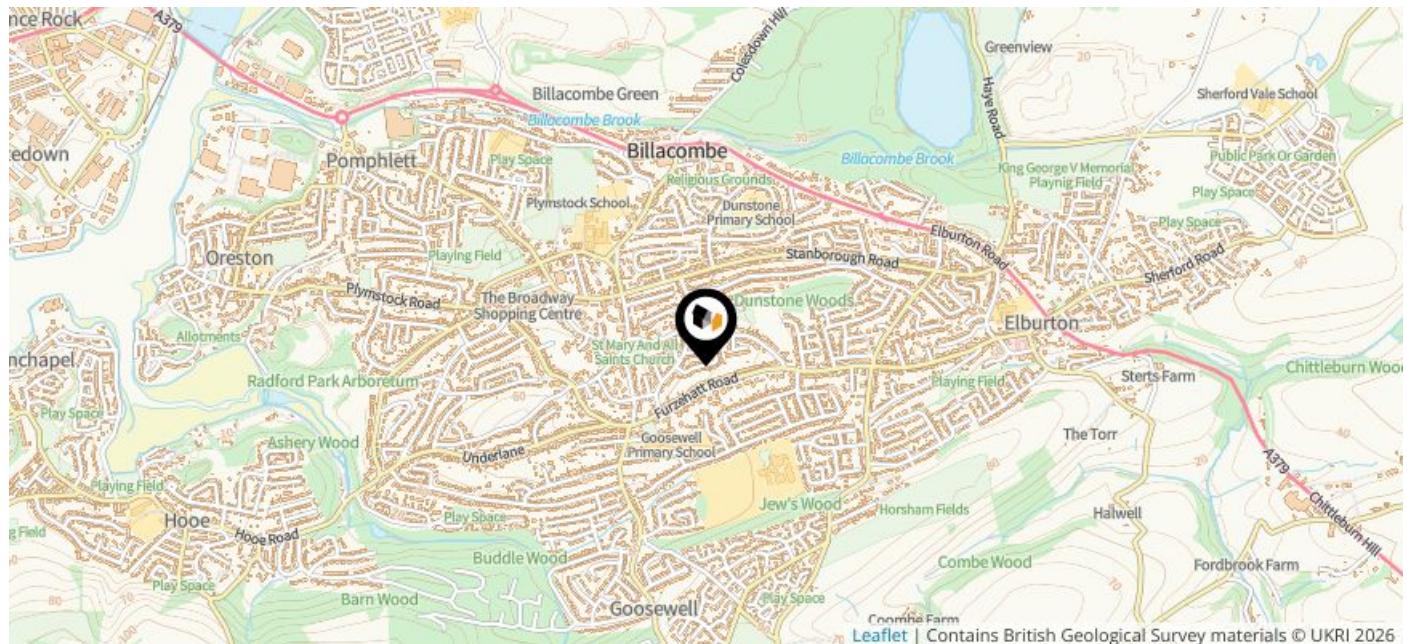


## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	105 m <sup>2</sup>

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

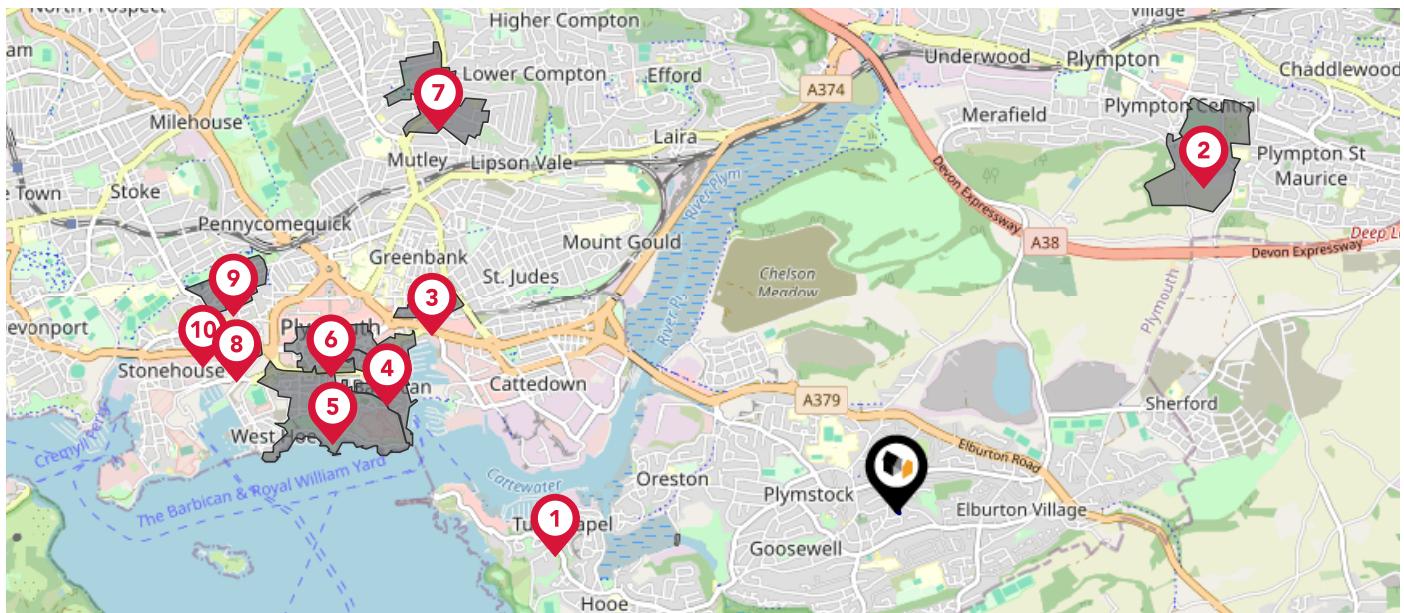
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

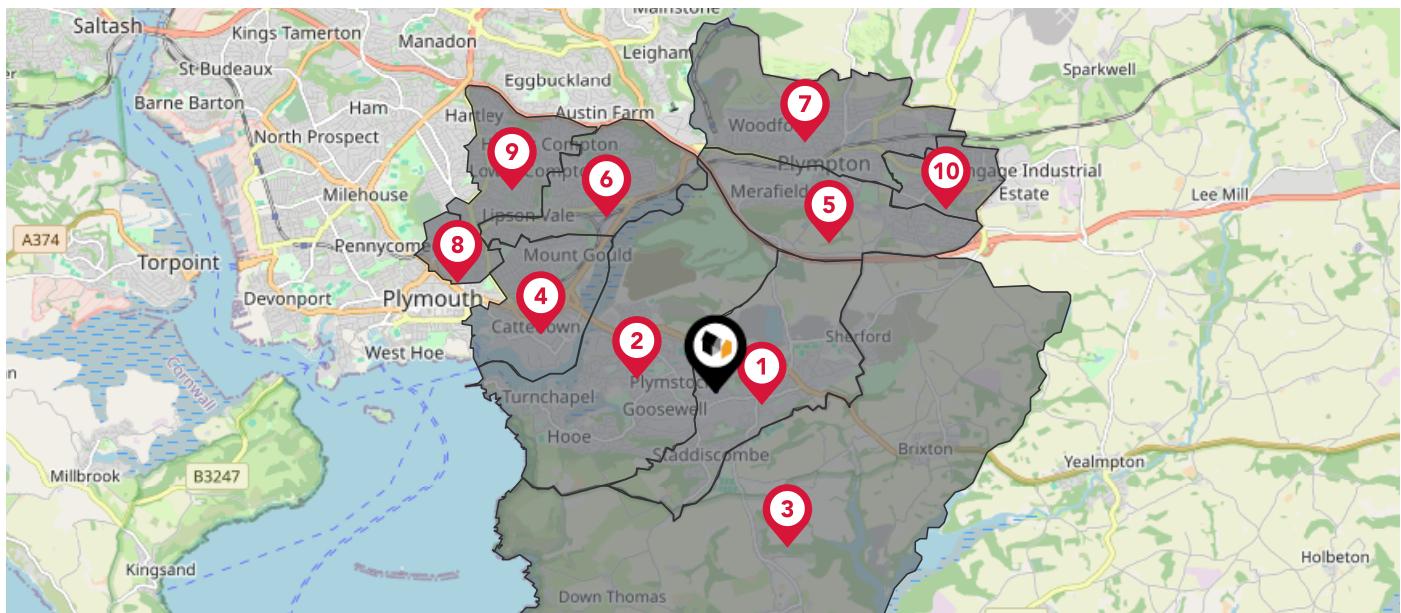


### Nearby Conservation Areas

-  1 Turnchapel
-  2 Plympton St Maurice
-  3 Ebrington Street
-  4 Barbican
-  5 The Hoe
-  6 City Centre
-  7 Mannamead
-  8 Union Street
-  9 North Stonehouse
-  10 Adelaide Street/Clarence Place

# Maps Council Wards

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



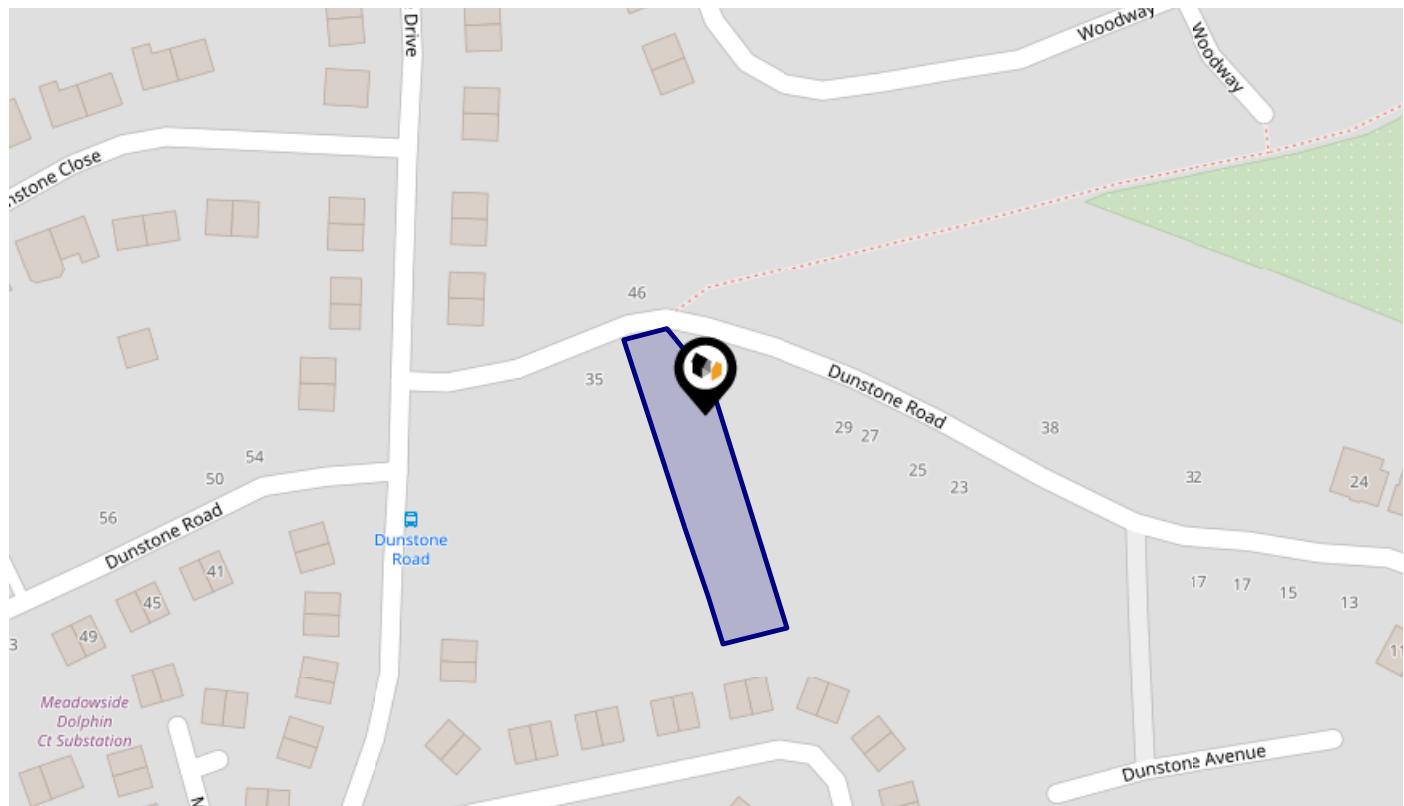
## Nearby Council Wards

- 1 Plymstock Dunstone Ward
- 2 Plymstock Radford Ward
- 3 Wembury & Brixton Ward
- 4 Sutton and Mount Gould Ward
- 5 Plympton Erle Ward
- 6 Efford and Lipson Ward
- 7 Plympton St. Mary Ward
- 8 Drake Ward
- 9 Compton Ward
- 10 Plympton Chaddlewood Ward

# Maps

## Rail Noise

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

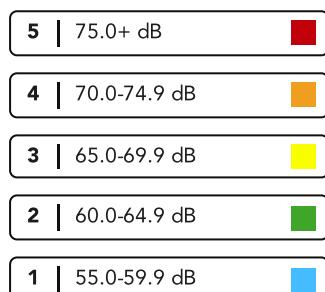


### Rail Noise Data

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.

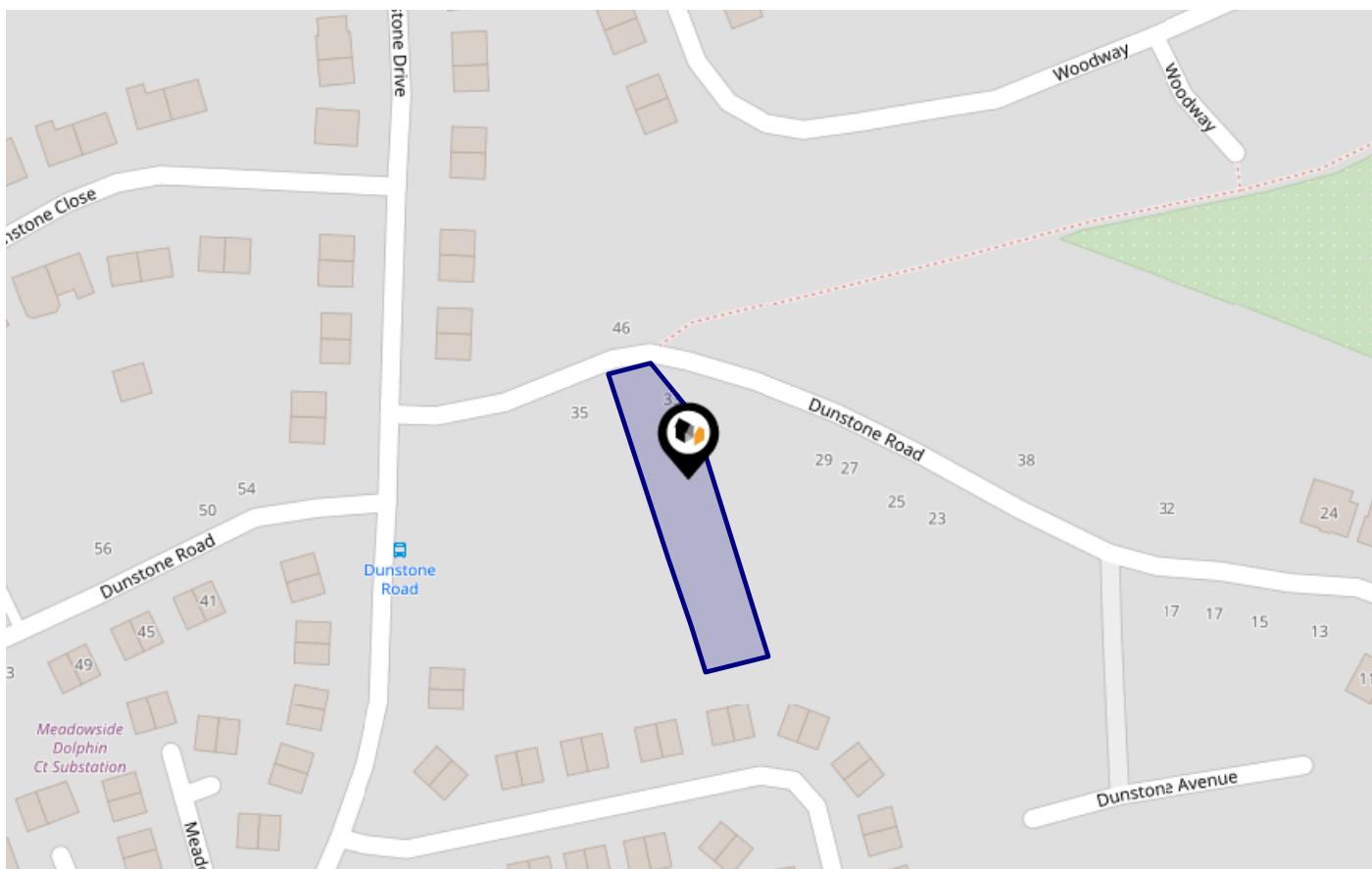
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

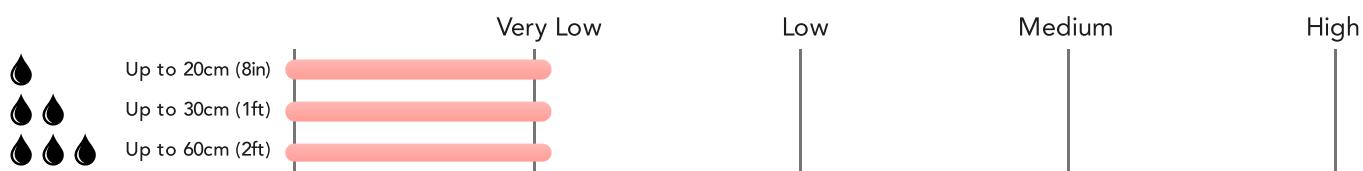


### Risk Rating: Very low

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.

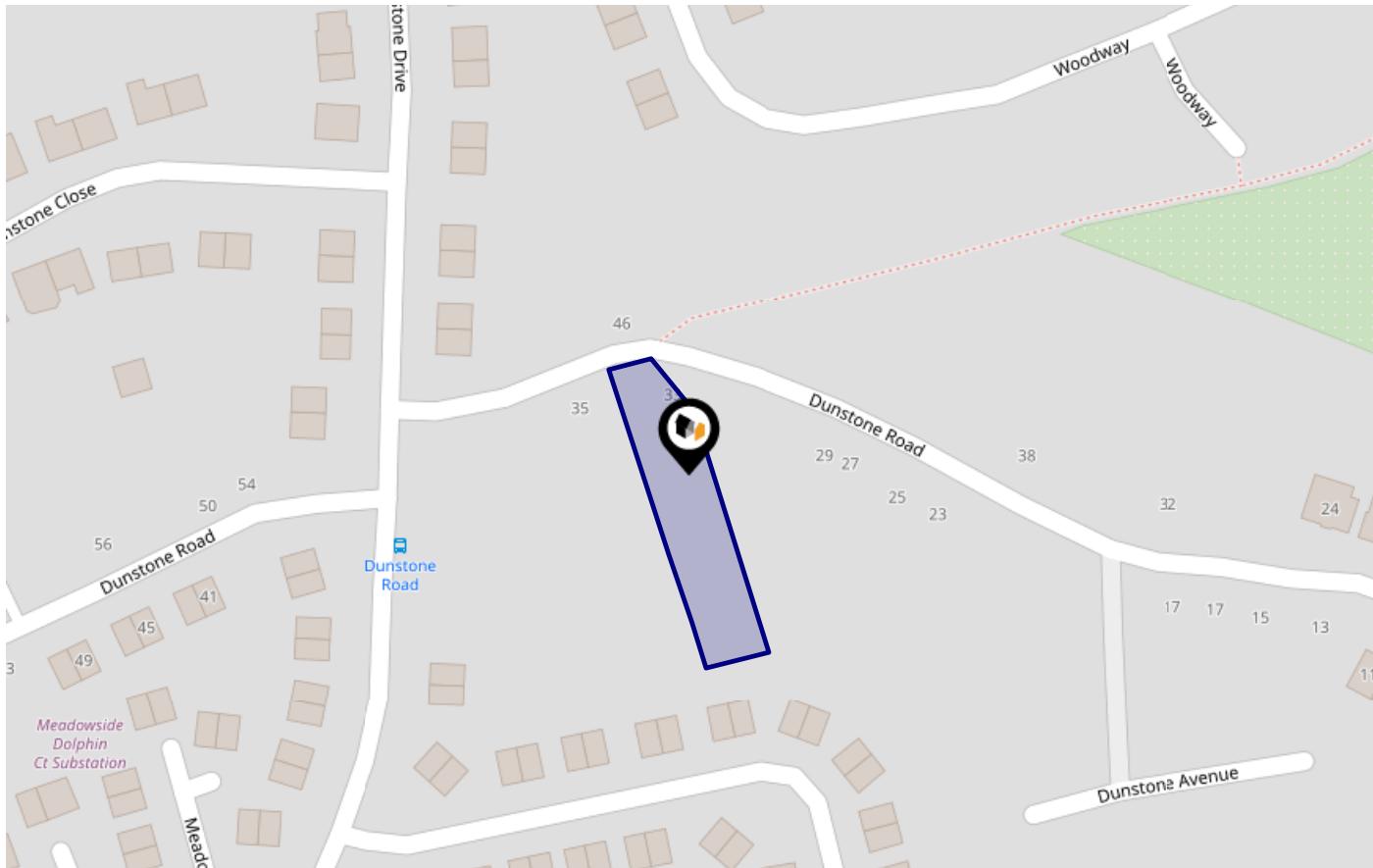
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

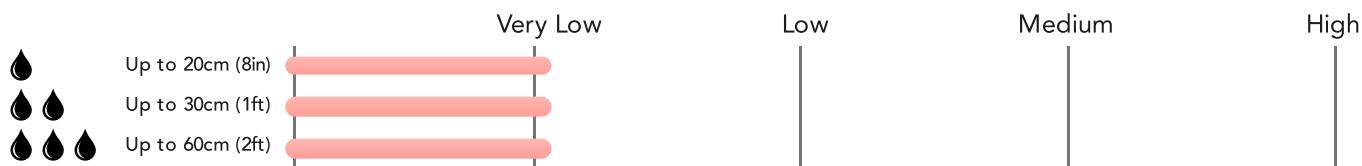


**Risk Rating: Very low**

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.

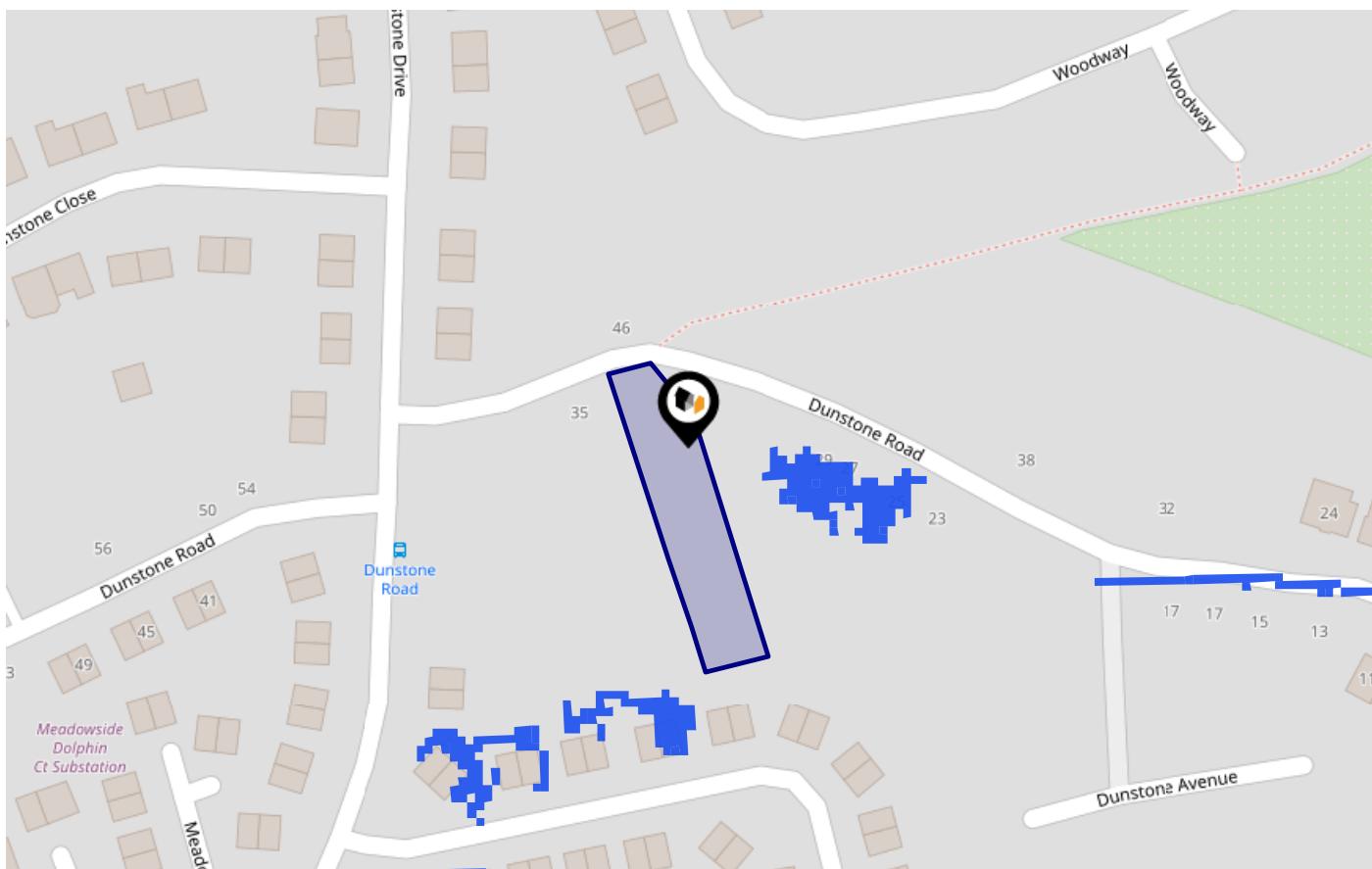
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

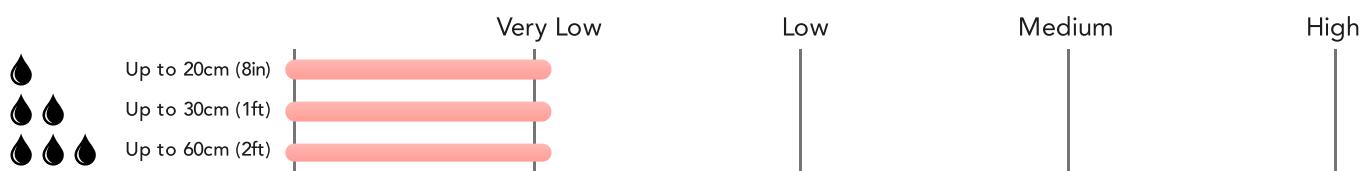


### Risk Rating: Very low

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.
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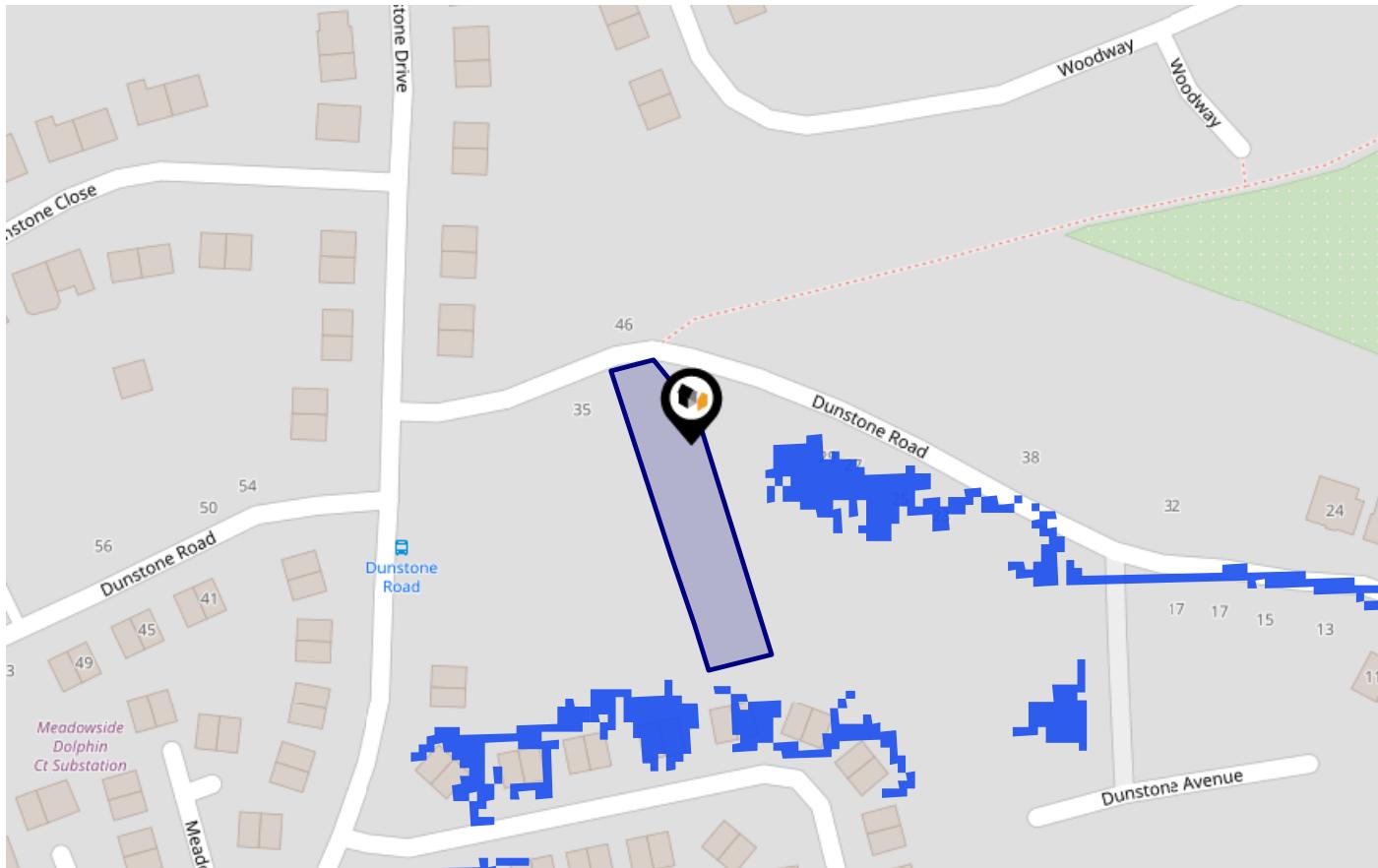
Chance of flooding to the following depths at this property:



# 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.

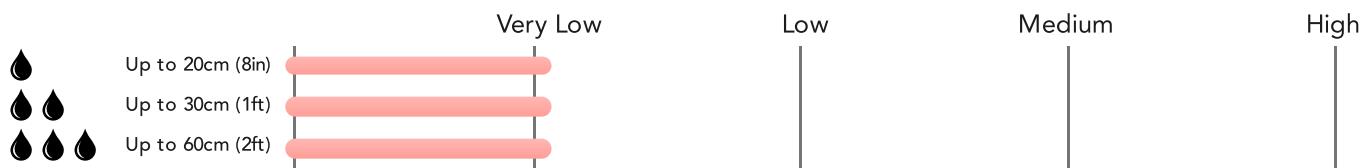


**Risk Rating:** Very low

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.

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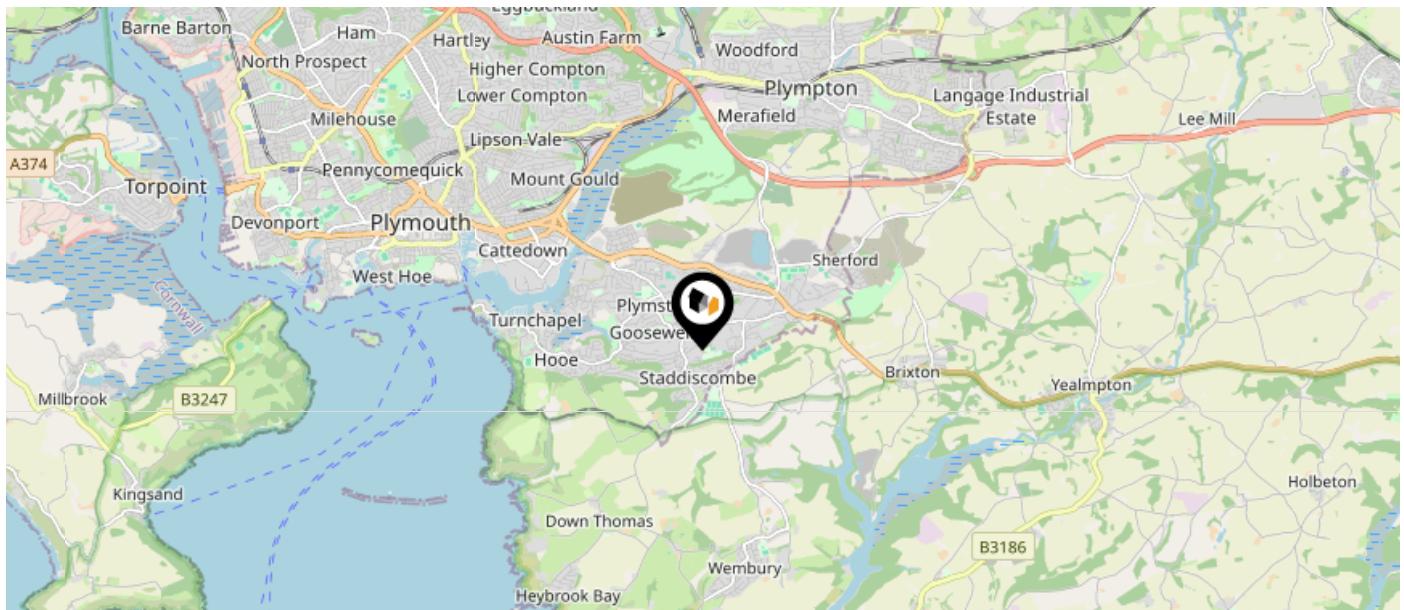
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



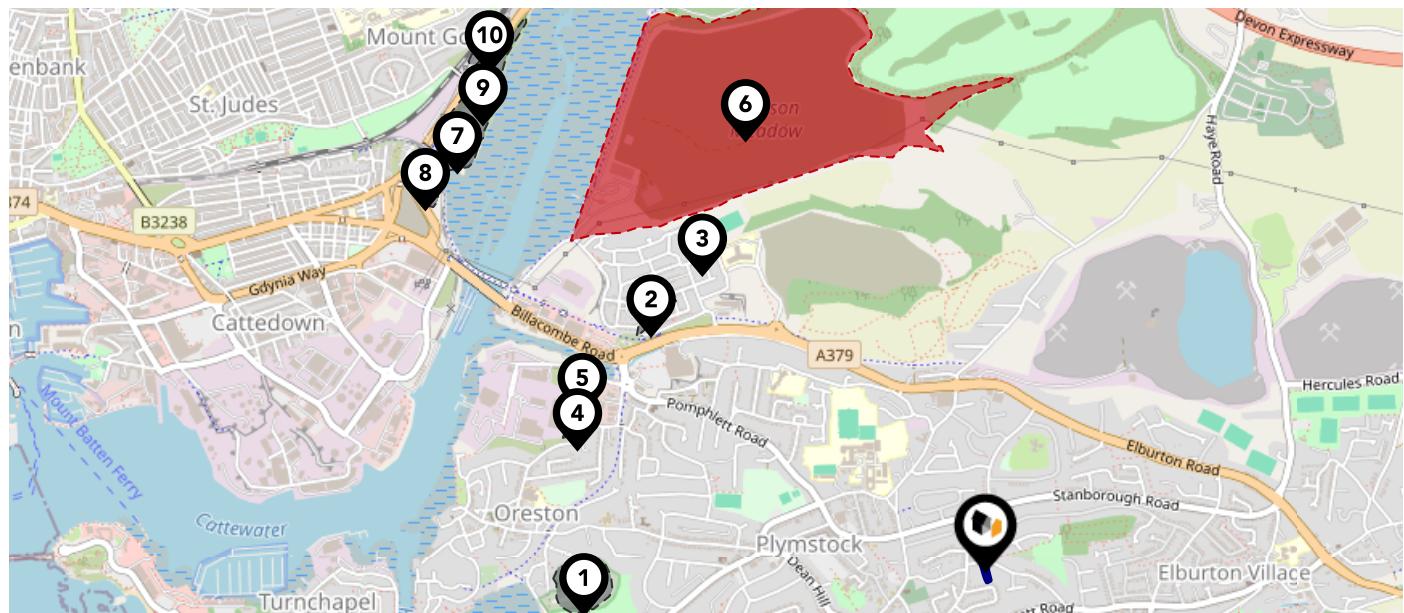
### Nearby Green Belt Land

No data available.

# Maps

## Landfill Sites

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.



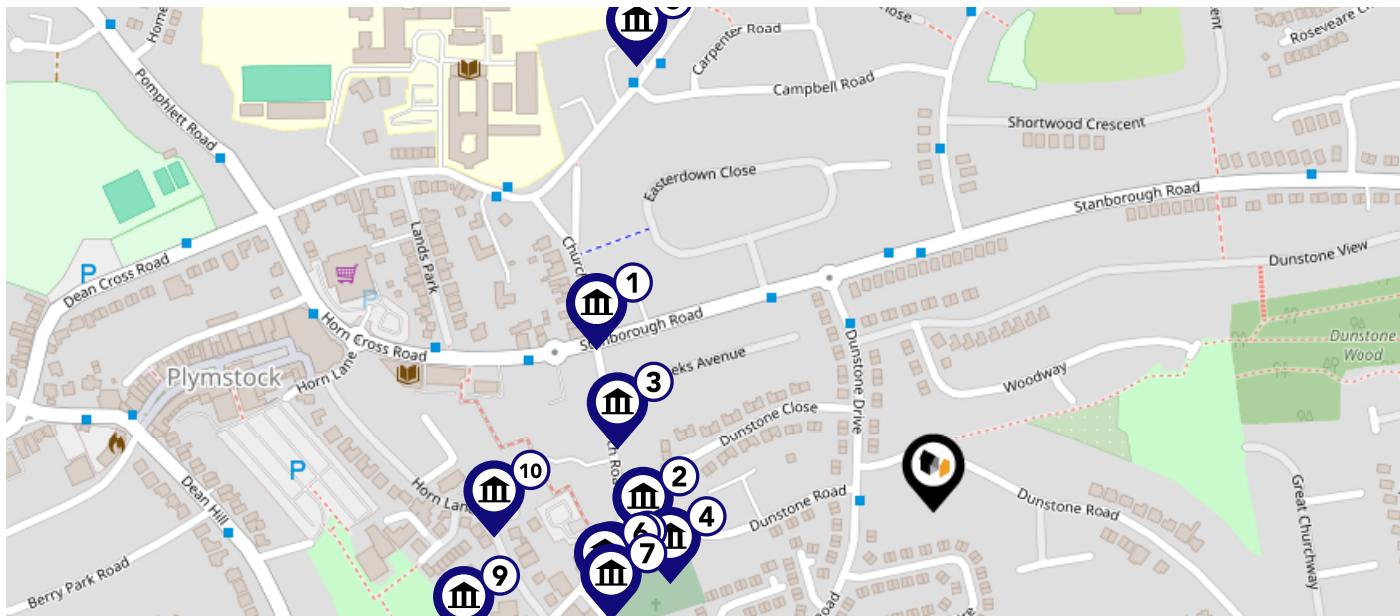
### Nearby Landfill Sites

1	Radford Quarry Oreston-Radford Quarry Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Former Warkham Quarry-Pomphlett, Plymouth	Historic Landfill	<input type="checkbox"/>
3	Plymstock Works-Plymstock Works, Plymstock, Plymouth, Devon	Historic Landfill	<input type="checkbox"/>
4	Bedford Quarry Oreston B-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Bedford Quarry Oreston A-Oreston, Plymouth	Historic Landfill	<input type="checkbox"/>
6	EA/EPR/EP3096HZ/V002	Active Landfill	<input checked="" type="checkbox"/>
7	Blagdons Shipyard-Embankment Road Lane, Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Cattedown Junction Playing Field-Embankment Road, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Embankment Road-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Allotments Embankment Road-Laira, Plymouth	Historic Landfill	<input type="checkbox"/>

# Maps

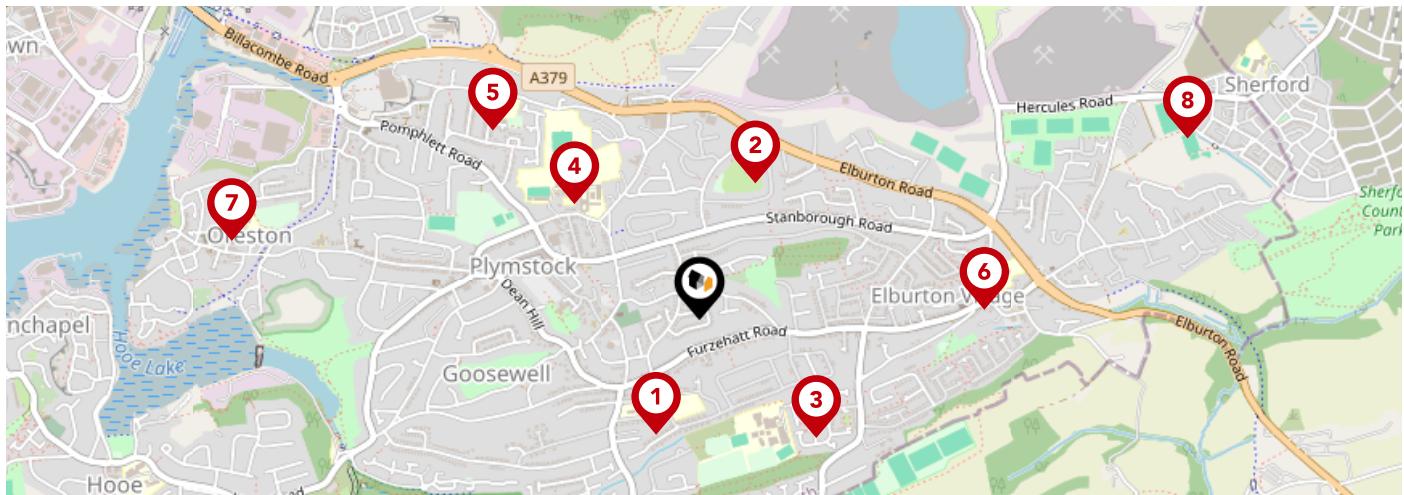
## Listed Buildings

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
 1130042 - Elmleigh	Grade II	0.2 miles
 1319616 - 74, Dunstone Road	Grade II	0.2 miles
 1130043 - Peeks	Grade II	0.2 miles
 1319615 - Olde Corte House (no. 67) And Former Barn (no. 69)	Grade II	0.2 miles
 1330543 - Treeby Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.2 miles
 1330542 - Simon Tomb 8 Metres North Of Church Of St Mary And All Saints	Grade II	0.2 miles
 1330541 - Church Of St Mary And All Saints	Grade II	0.2 miles
 1386417 - Stentaway House	Grade II	0.3 miles
 1321997 - Downhorn Farmhouse	Grade II	0.3 miles
 1321998 - Glendene And Eventide	Grade II	0.3 miles

# Area Schools



Nursery Primary Secondary College Private



## Goosewell Primary Academy

Ofsted Rating: Good | Pupils: 419 | Distance: 0.29



## Morley Meadow Primary School

Ofsted Rating: Good | Pupils: 224 | Distance: 0.35



## Coombe Dean School

Ofsted Rating: Good | Pupils: 995 | Distance: 0.39



## Plymstock School

Ofsted Rating: Good | Pupils: 1671 | Distance: 0.4



## Pophleett Primary School

Ofsted Rating: Good | Pupils: 424 | Distance: 0.66



## Elburton Primary School

Ofsted Rating: Outstanding | Pupils: 465 | Distance: 0.68



## Oreston Community Academy

Ofsted Rating: Good | Pupils: 419 | Distance: 1.12

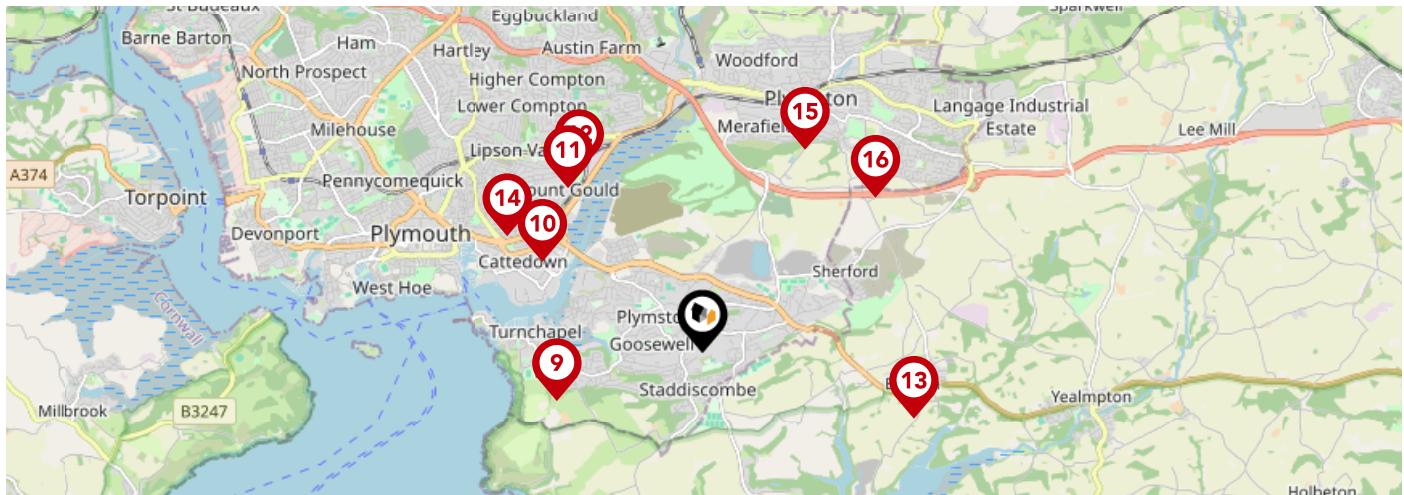


## Sherford Vale School & Nursery

Ofsted Rating: Good | Pupils: 258 | Distance: 1.23



# Area Schools



Nursery Primary Secondary College Private



## Hooe Primary Academy

Ofsted Rating: Good | Pupils: 212 | Distance: 1.46



## Prince Rock Primary School

Ofsted Rating: Outstanding | Pupils: 408 | Distance: 1.75



## Lipson Co-operative Academy

Ofsted Rating: Good | Pupils: 1102 | Distance: 2.01



## Laira Green Primary School

Ofsted Rating: Good | Pupils: 230 | Distance: 2.08



## St Mary's Church of England Primary School

Ofsted Rating: Outstanding | Pupils: 102 | Distance: 2.09



## Salisbury Road Primary School

Ofsted Rating: Good | Pupils: 381 | Distance: 2.16



## Plympton St Mary's CofE Infant School

Ofsted Rating: Good | Pupils: 100 | Distance: 2.16

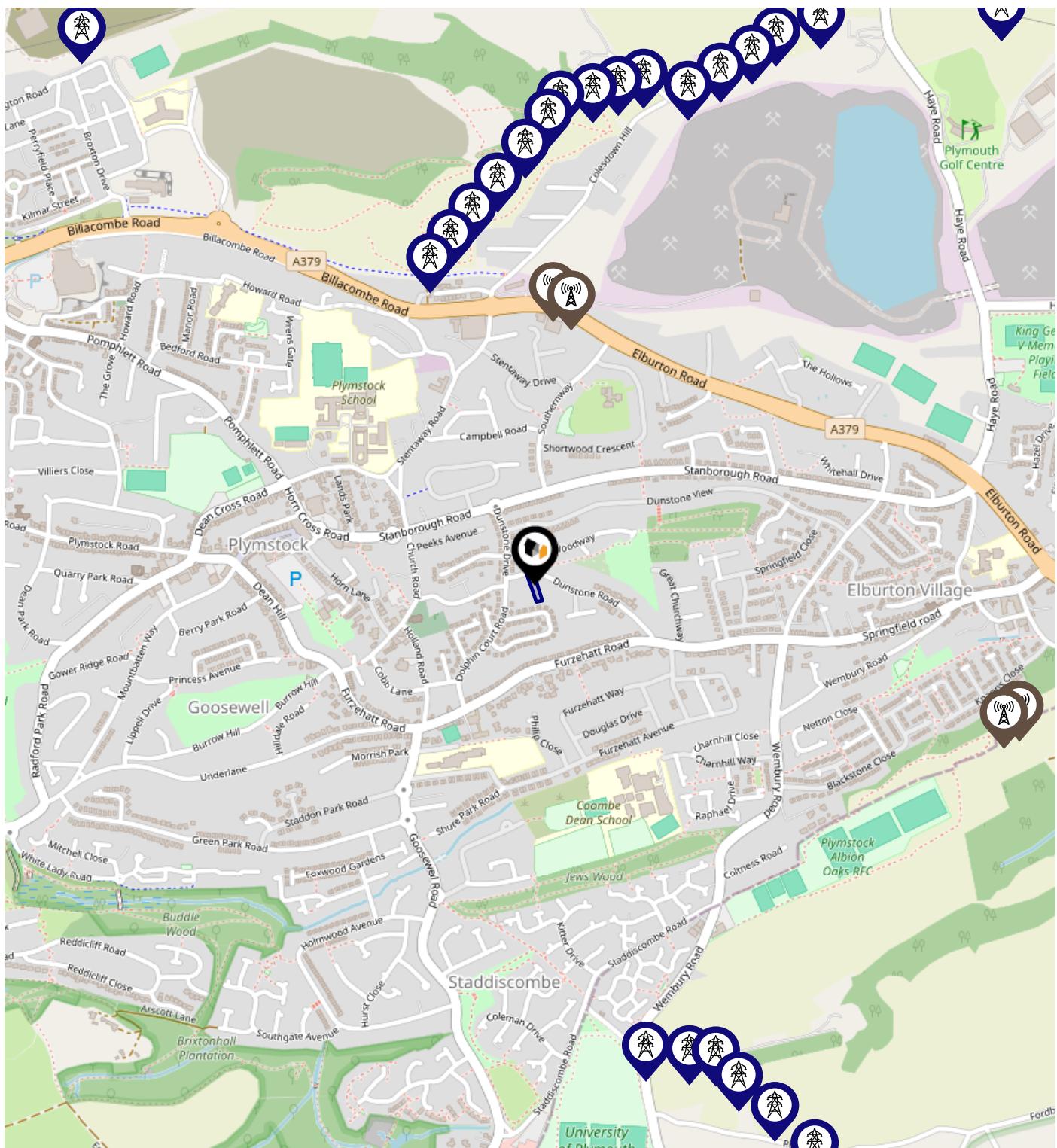


## Plympton St Maurice Primary School

Ofsted Rating: Good | Pupils: 187 | Distance: 2.2



# Local Area Masts & Pylons

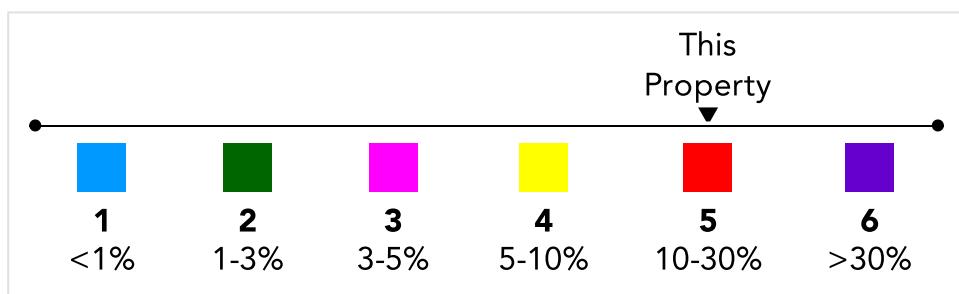
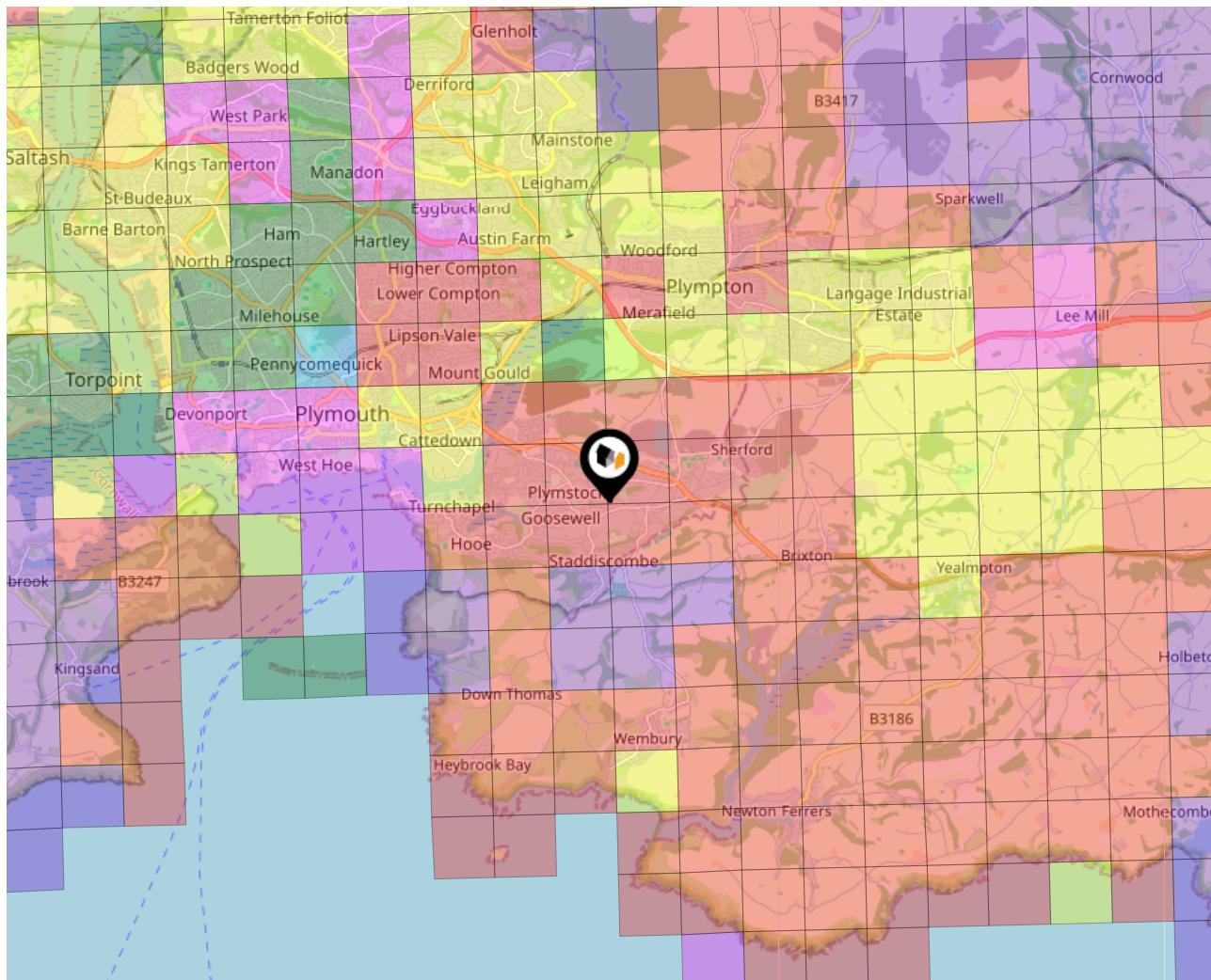


## Key:

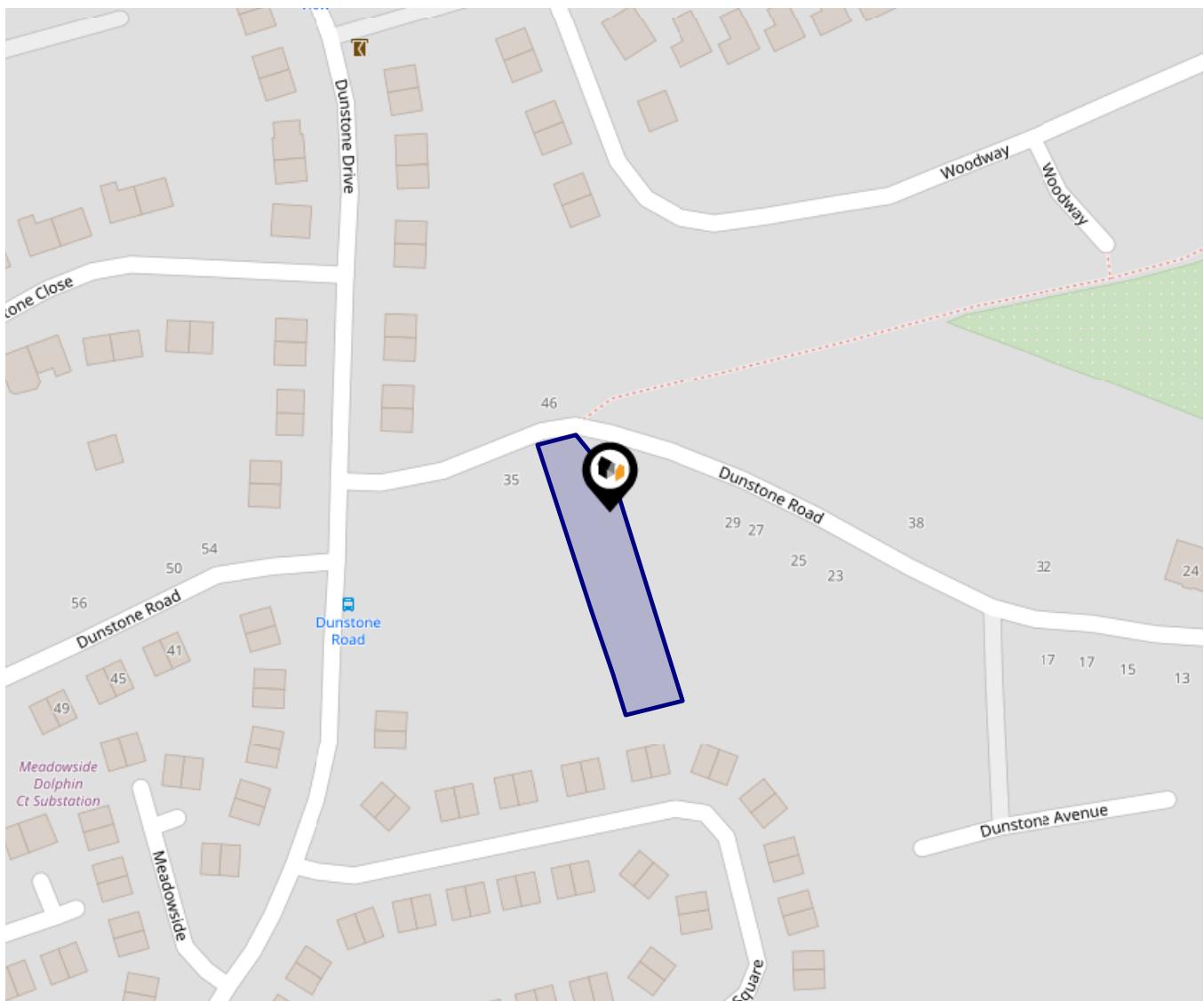
- Power Pylons
- Communication Masts

## 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/m<sup>3</sup>).



# Local Area Road Noise



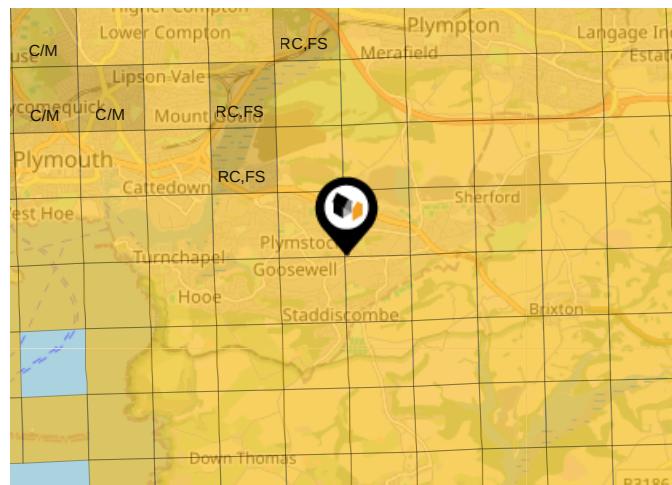
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

Ground Composition for this Address (Surrounding square kilometer zone around property)

**Carbon Content:** NONE      **Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC -      **Soil Depth:** DEEP  
ARENACEOUS  
**Soil Group:** ALL



## Primary Classifications (Most Common Clay Types)

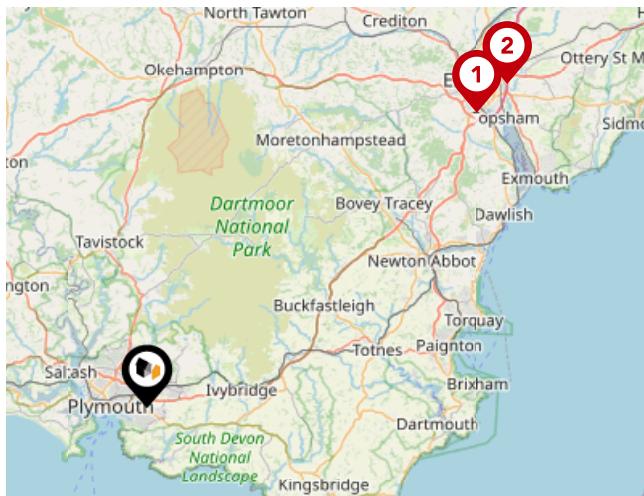
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	3.01 miles
2	Plymouth Rail Station	3.01 miles
3	Devonport Rail Station	4.15 miles



## Trunk Roads/Motorways

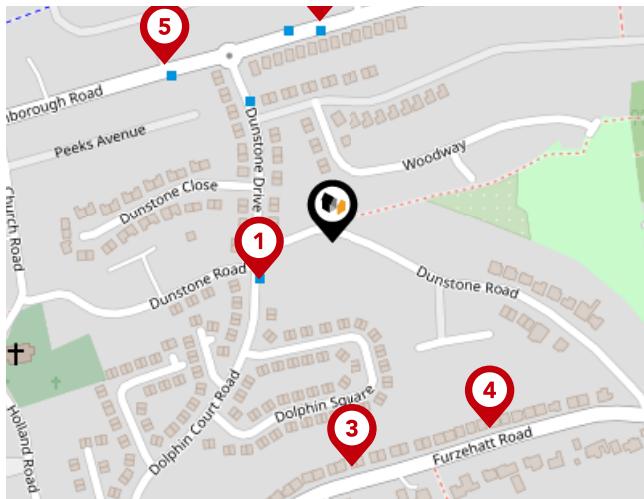
Pin	Name	Distance
1	M5 J31	33.37 miles
2	M5 J30	36.53 miles



## Airports/Helipads

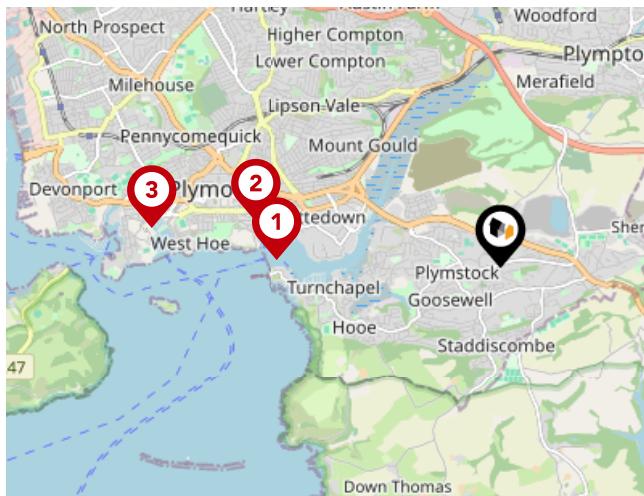
Pin	Name	Distance
1	Glenholt	4.55 miles
2	Exeter Airport	38.94 miles
3	St Mawgan	41.17 miles
4	Joppa	72.38 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Dunstone Road	0.05 miles
2	Southernway	0.13 miles
3	Furzehatt Road	0.13 miles
4	Furzehatt Road Middle	0.14 miles
5	Easterdown Close	0.14 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	2.13 miles
2	Plymouth (Barbican) Landing Stage	2.36 miles
3	Plymouth Ferry Terminal	3.33 miles

# Agent Disclaimer



## 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 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 and therefore no warranties can be given as to their good working order.

# 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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6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

plymstock@langtownandcountry.com

[www.langtownandcountry.com](http://www.langtownandcountry.com)



Land Registry

