

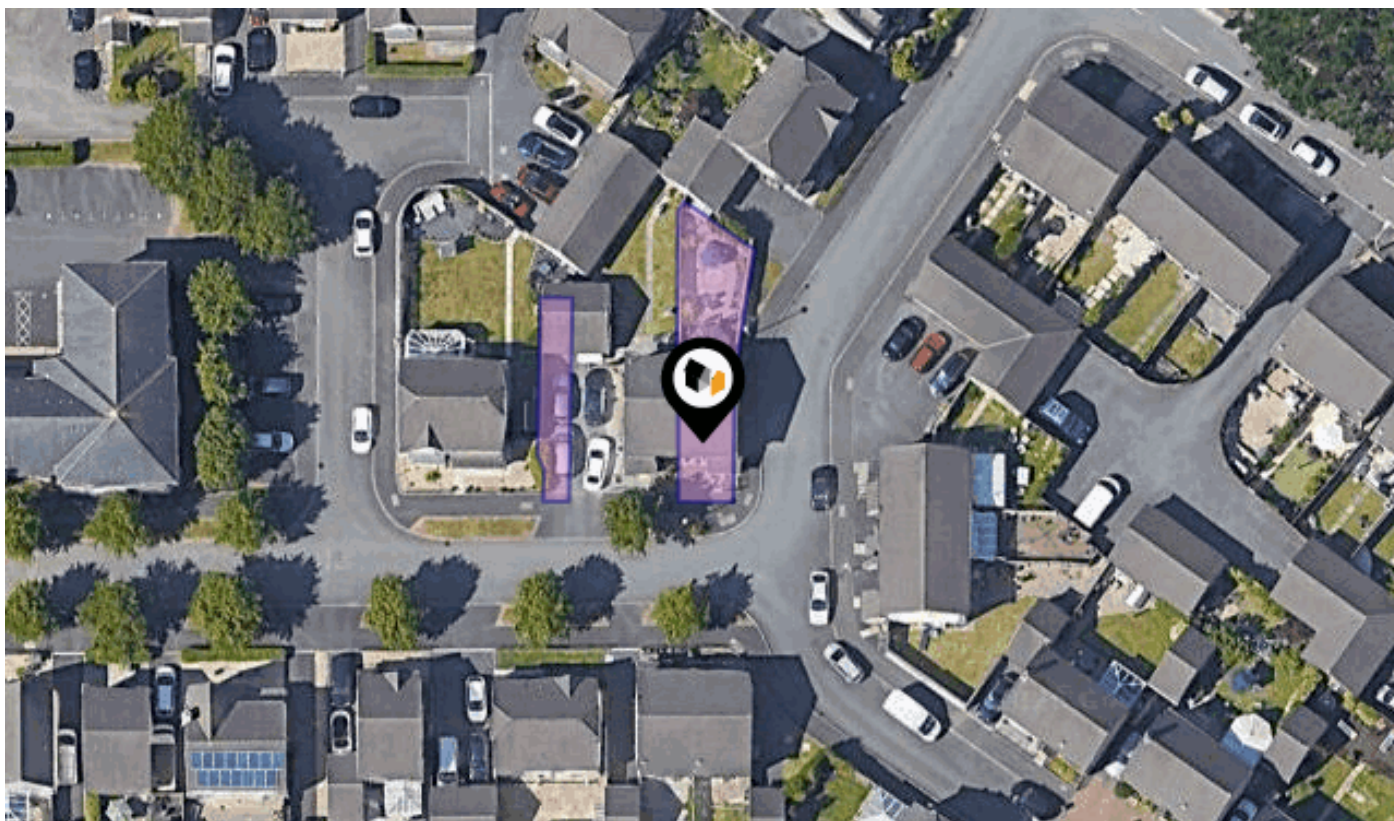


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th July 2026



2, ABERDEEN AVENUE, PLYMOUTH, PL5 3UG

Lang Town & Country

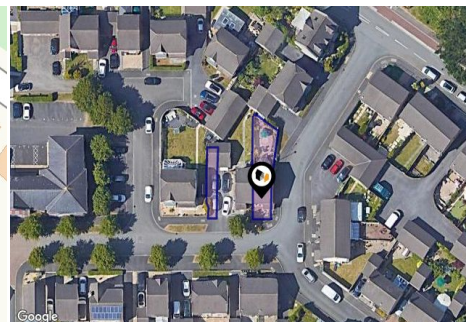
6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com





Property

Type:	Semi-Detached	Last Sold Date:	15/09/2017
Bedrooms:	3	Last Sold Price:	£185,000
Floor Area:	742 ft ² / 69 m ²	Last Sold £/ft²:	£249
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	2001	Latest FENSA Work:	29/03/2005 - 9 windows, 1 door
Council Tax :	Band C		
Annual Estimate:	£2,171		
Title Number:	DN455837		
UPRN:	10000103771		
Restrictive Covenants:	Yes		

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)

9 mb/s	31 mb/s	1800 mb/s

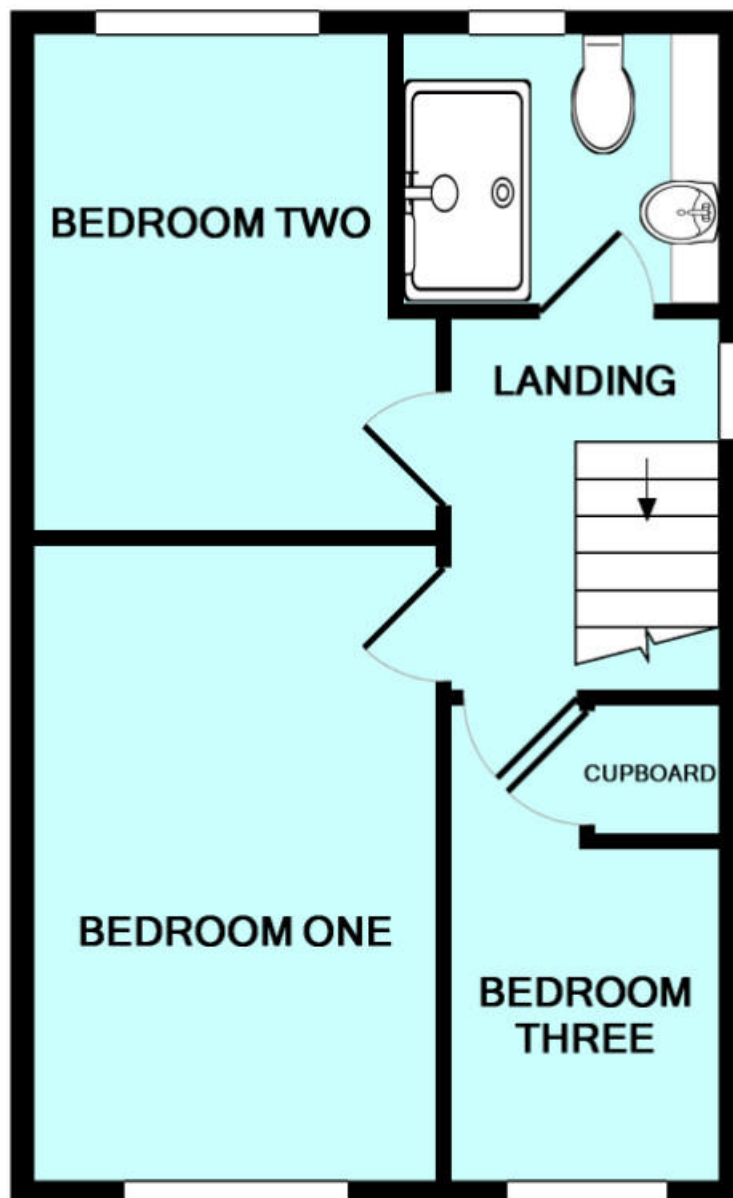
Mobile Coverage: (based on calls indoors)



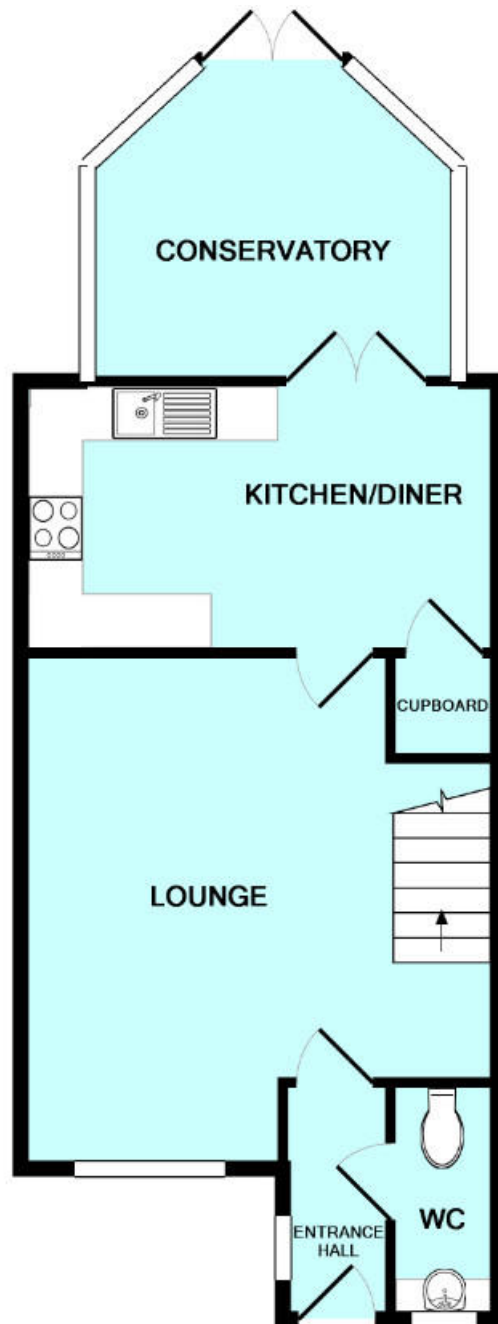
Satellite/Fibre TV Availability:

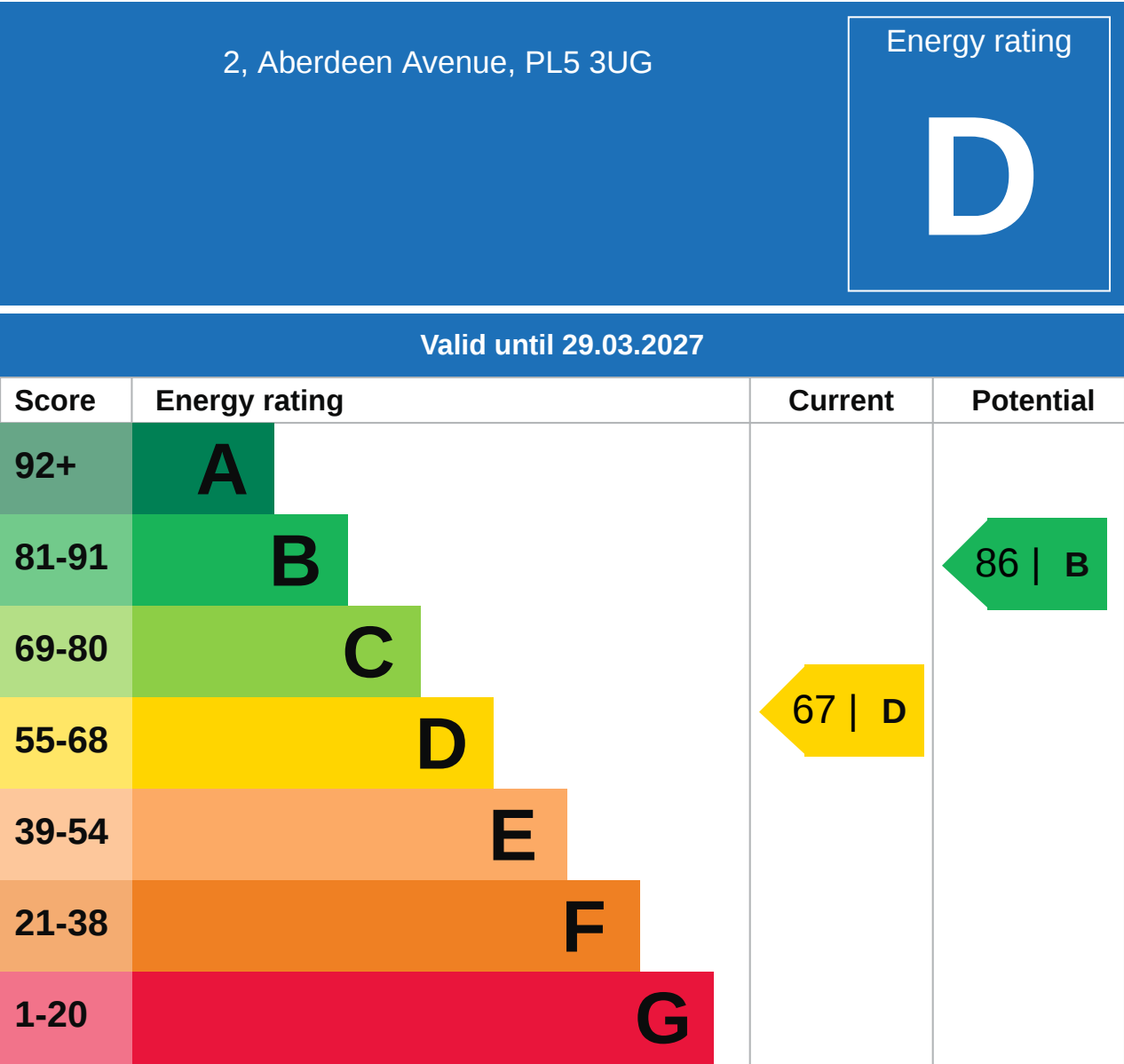


2, ABERDEEN AVENUE, PLYMOUTH, PL5 3UG



2, ABERDEEN AVENUE, PLYMOUTH, PL5 3UG

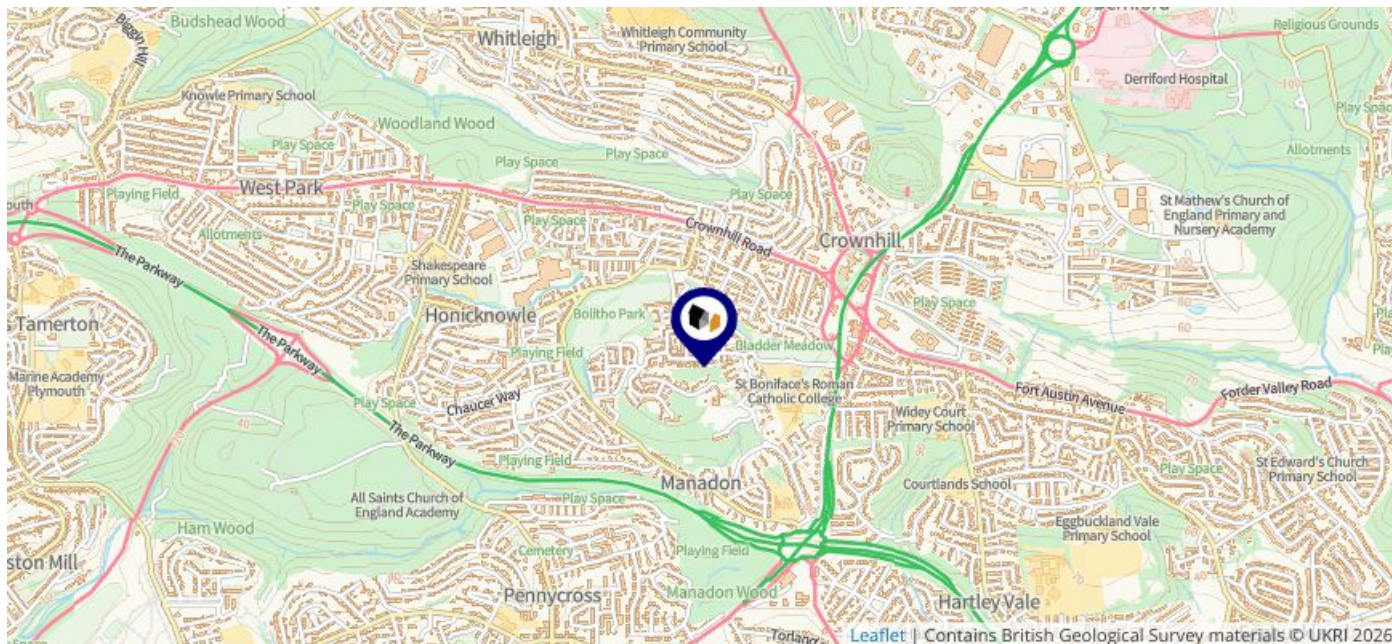




Additional EPC Data

Property Type:	House
Build Form:	Semi-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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 350 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:	Low energy lighting in 11% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	69 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

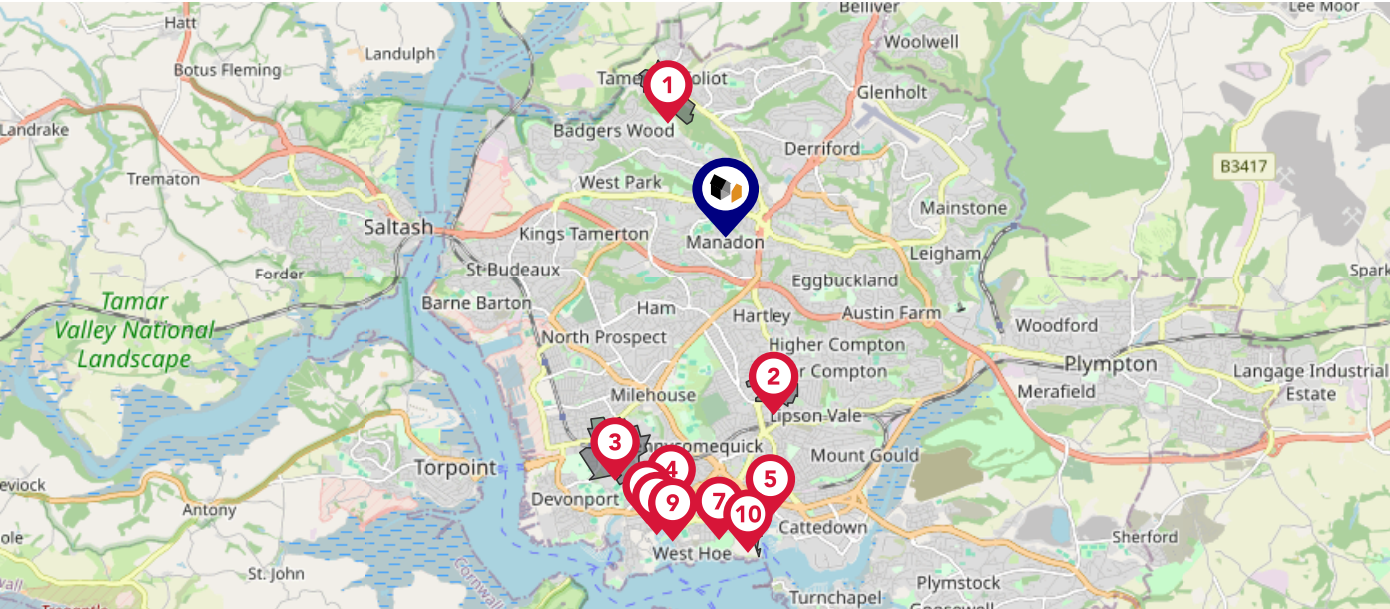
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

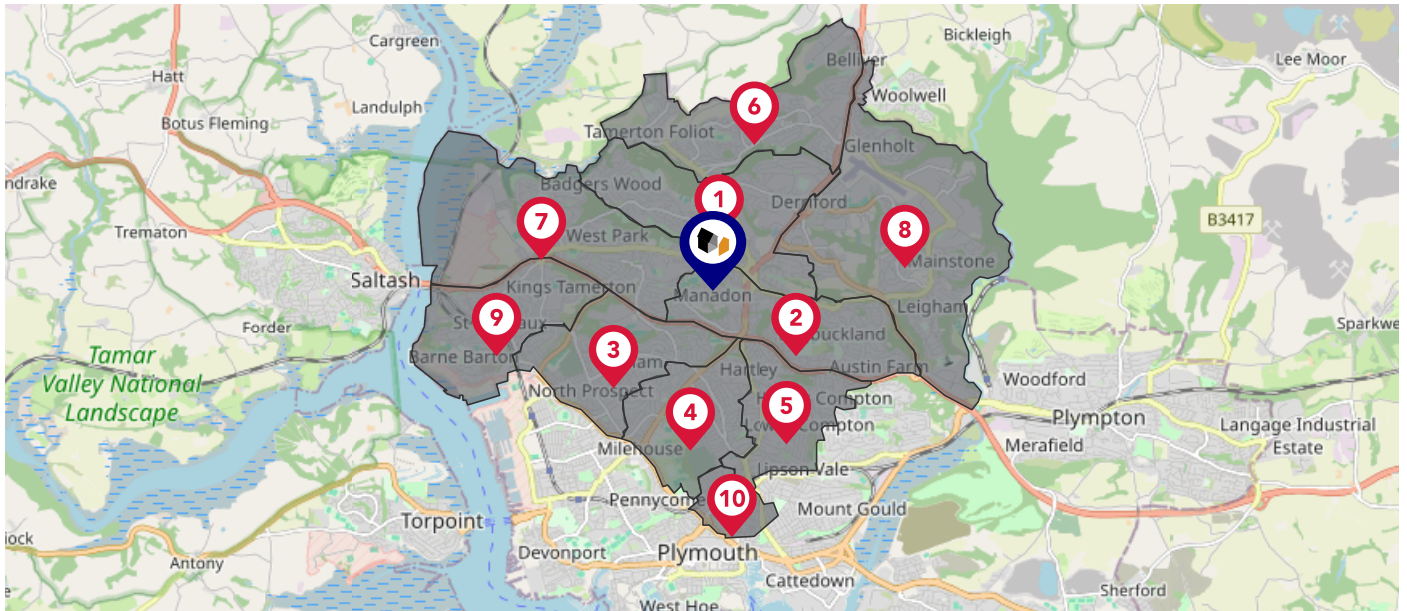
Conservation Areas

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	Tamerton Foliot
2	Mannamead
3	Stoke
4	North Stonehouse
5	Ebrington Street
6	Royal Naval Hospital
7	City Centre
8	Adelaide Street/Clarence Place
9	Union Street
10	Barbican

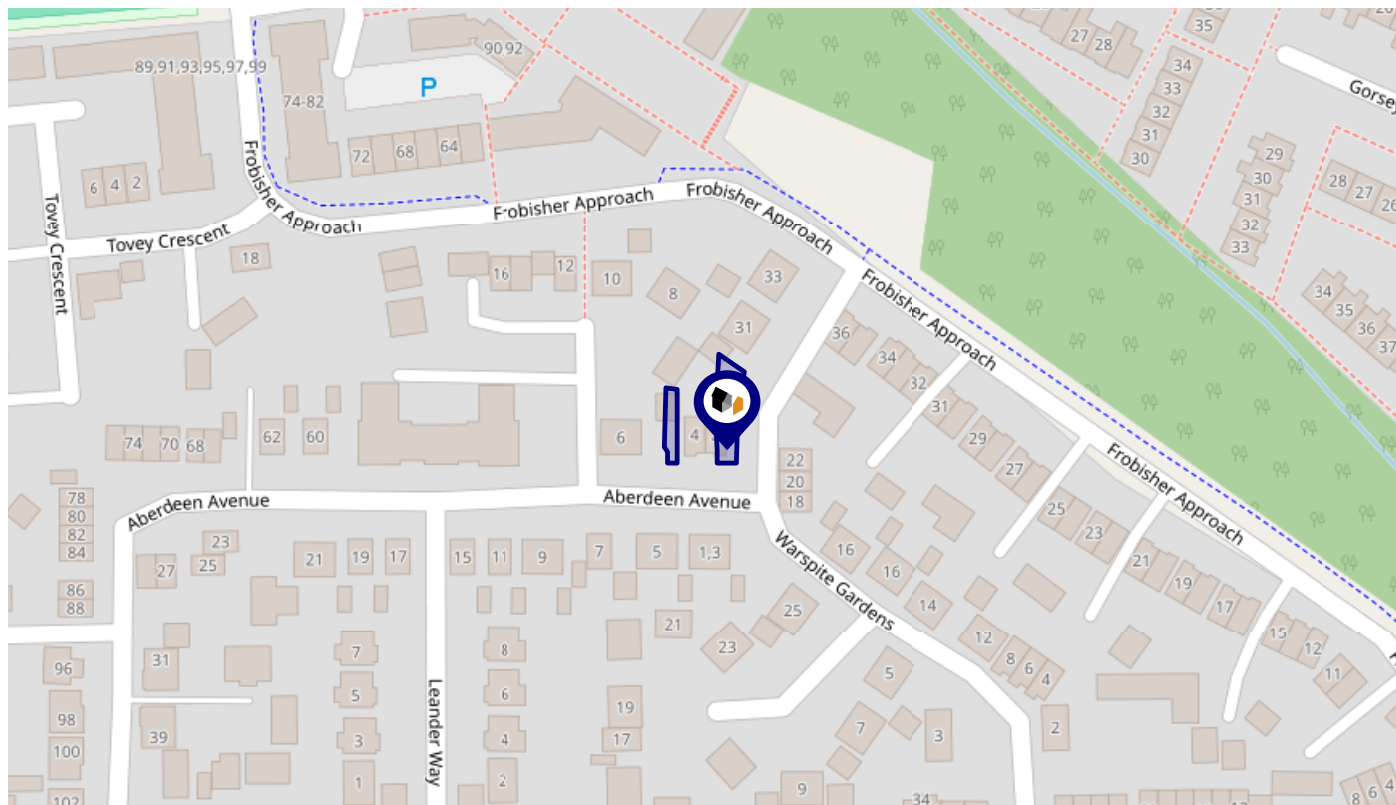
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- | | |
|----|------------------|
| 1 | Budshead Ward |
| 2 | Egguckland Ward |
| 3 | Ham Ward |
| 4 | Peverell Ward |
| 5 | Compton Ward |
| 6 | Southway Ward |
| 7 | Honicknowle Ward |
| 8 | Moor View Ward |
| 9 | St. Budeaux Ward |
| 10 | Drake 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:

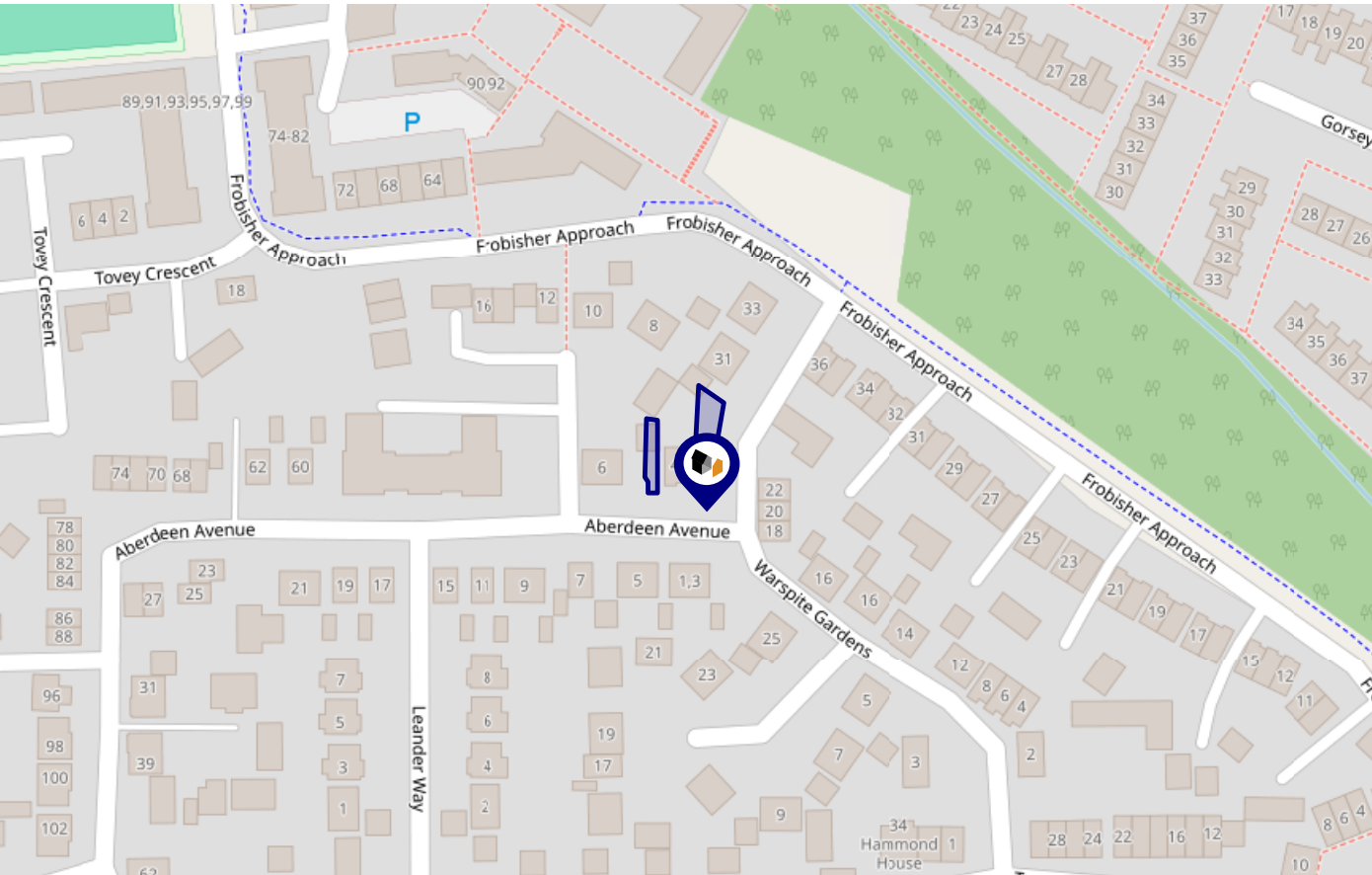
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

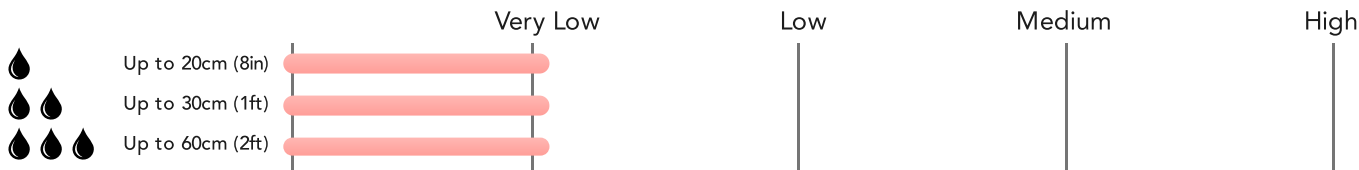


Risk Rating: Very low

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:

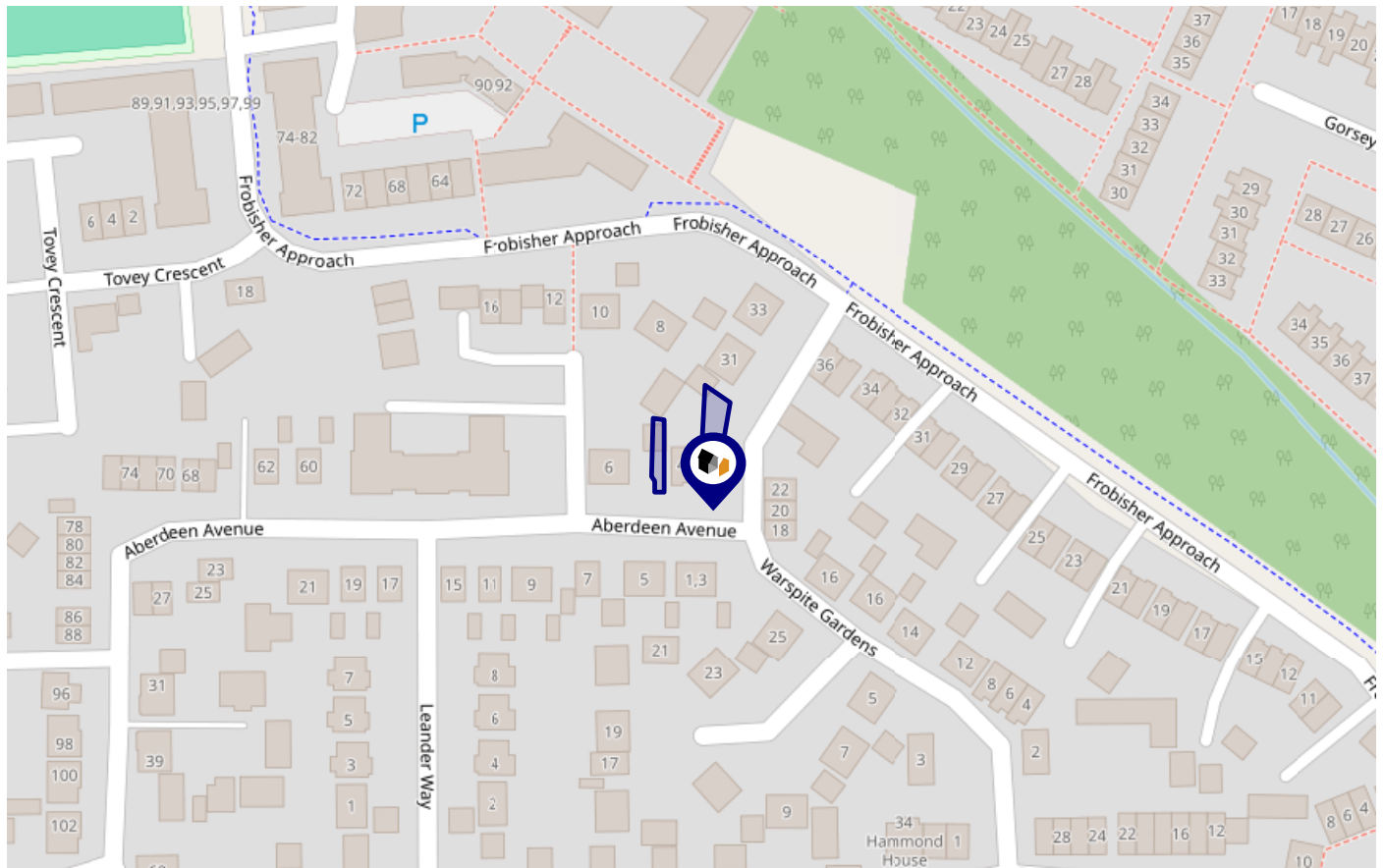


Flood Risk

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.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:

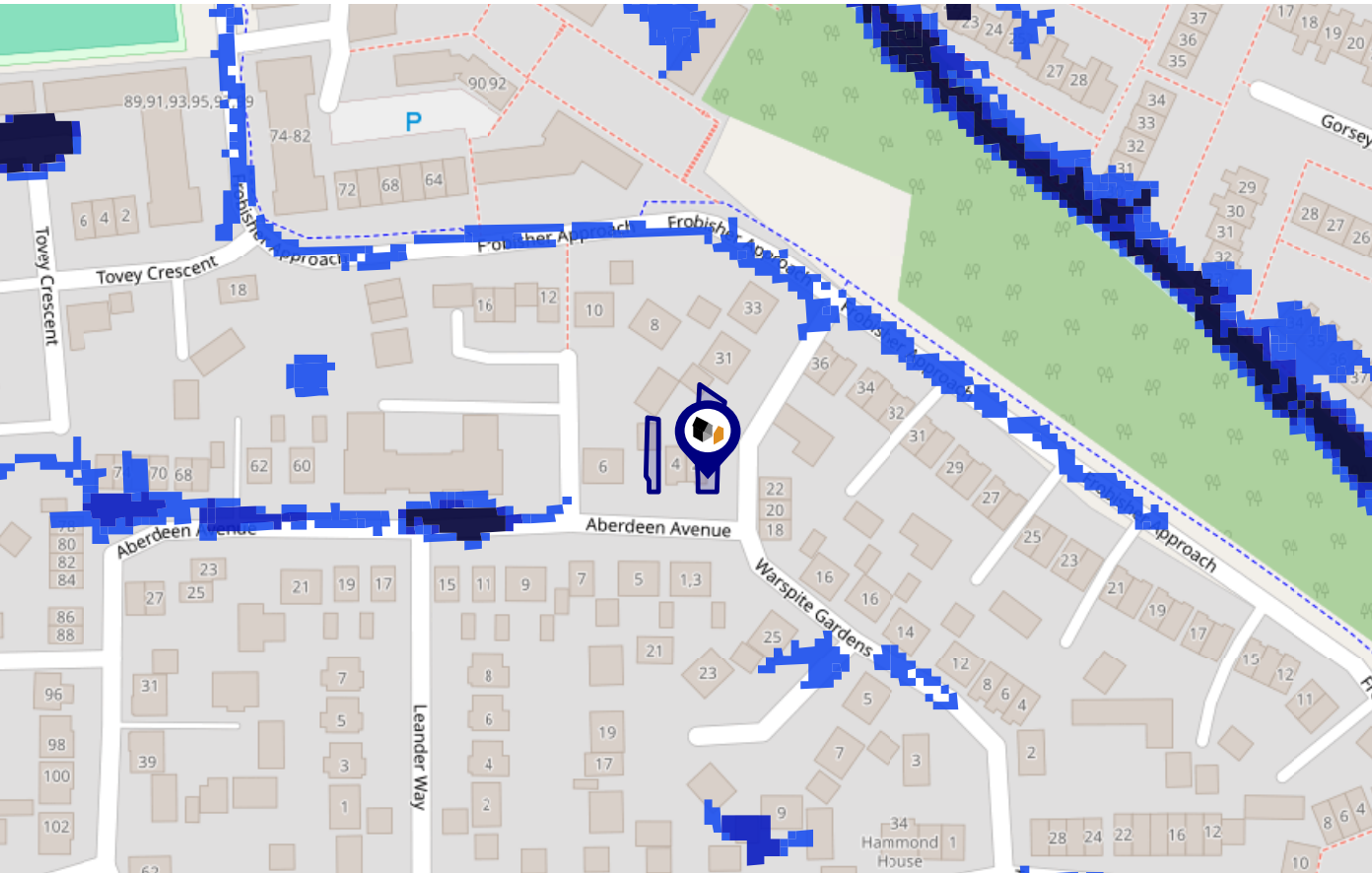


Flood Risk

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.

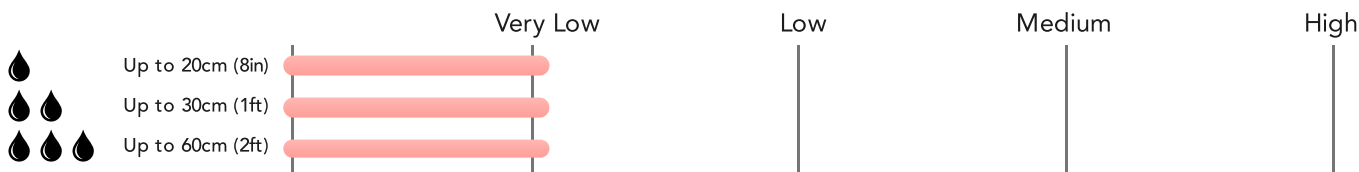


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

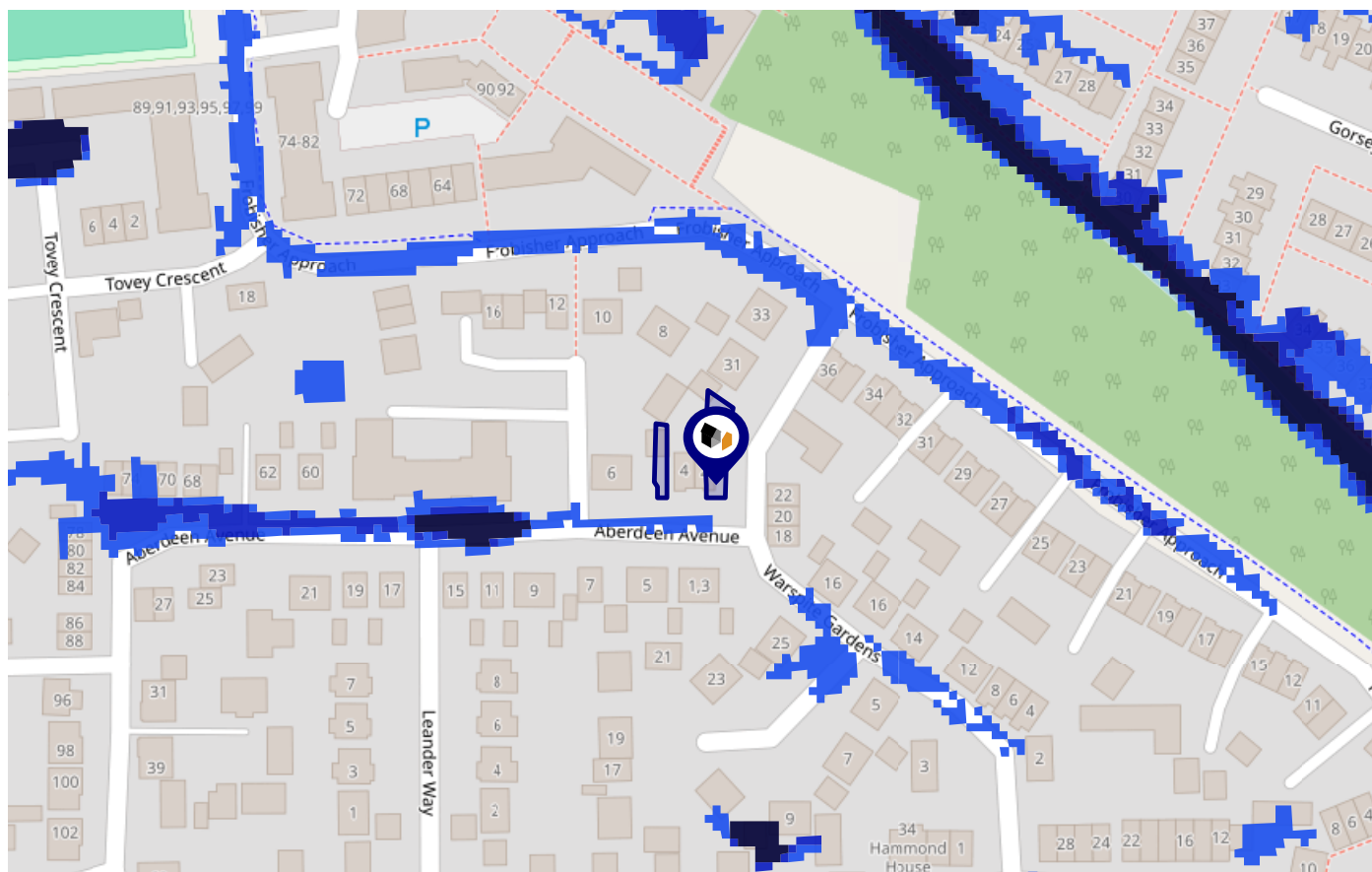


Flood Risk

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

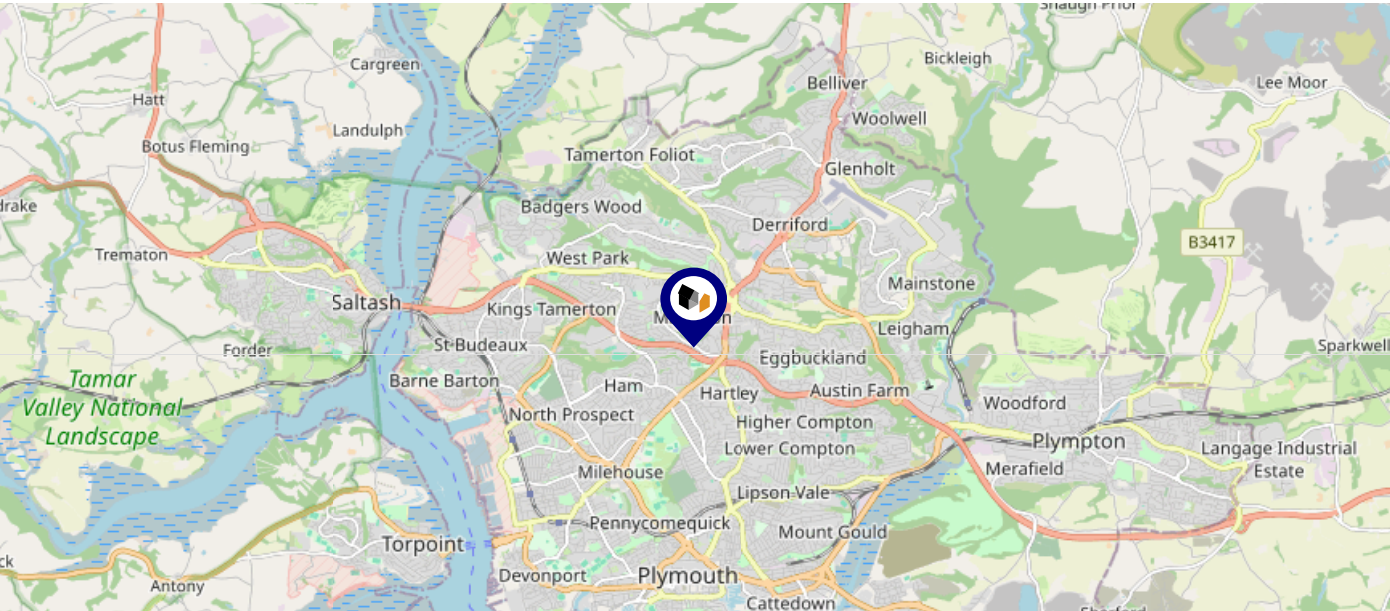
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



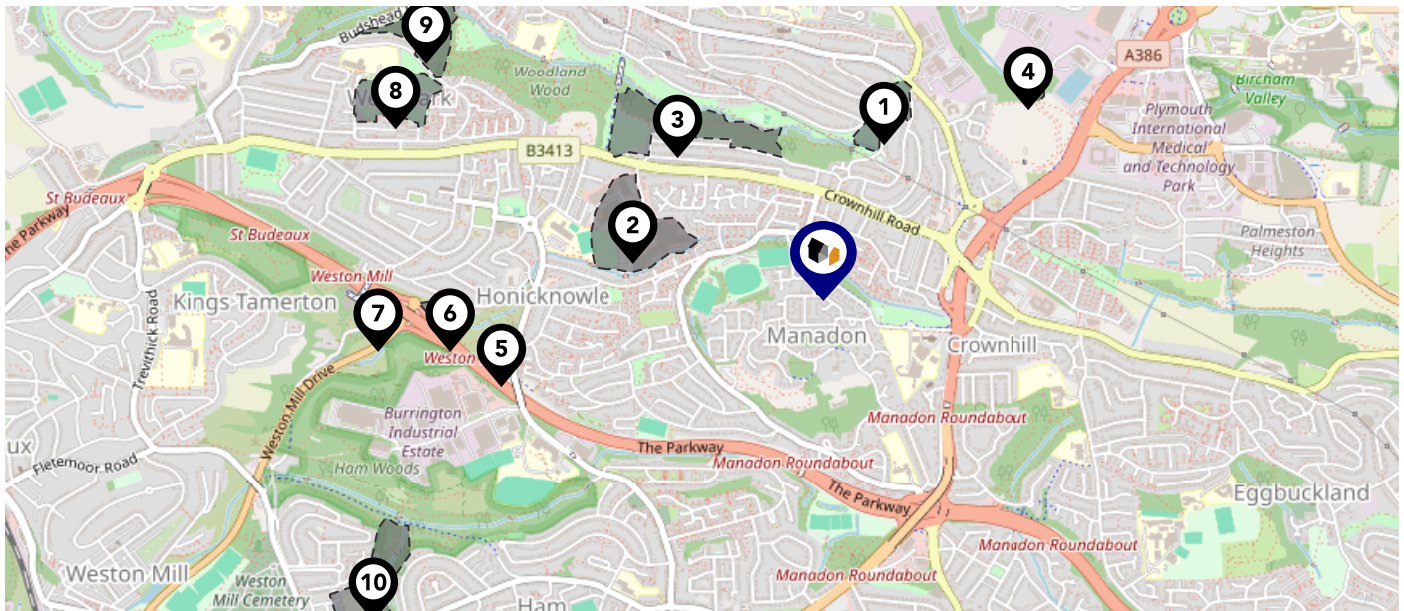
This map displays nearby areas that have been designated as Green Belt...



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.



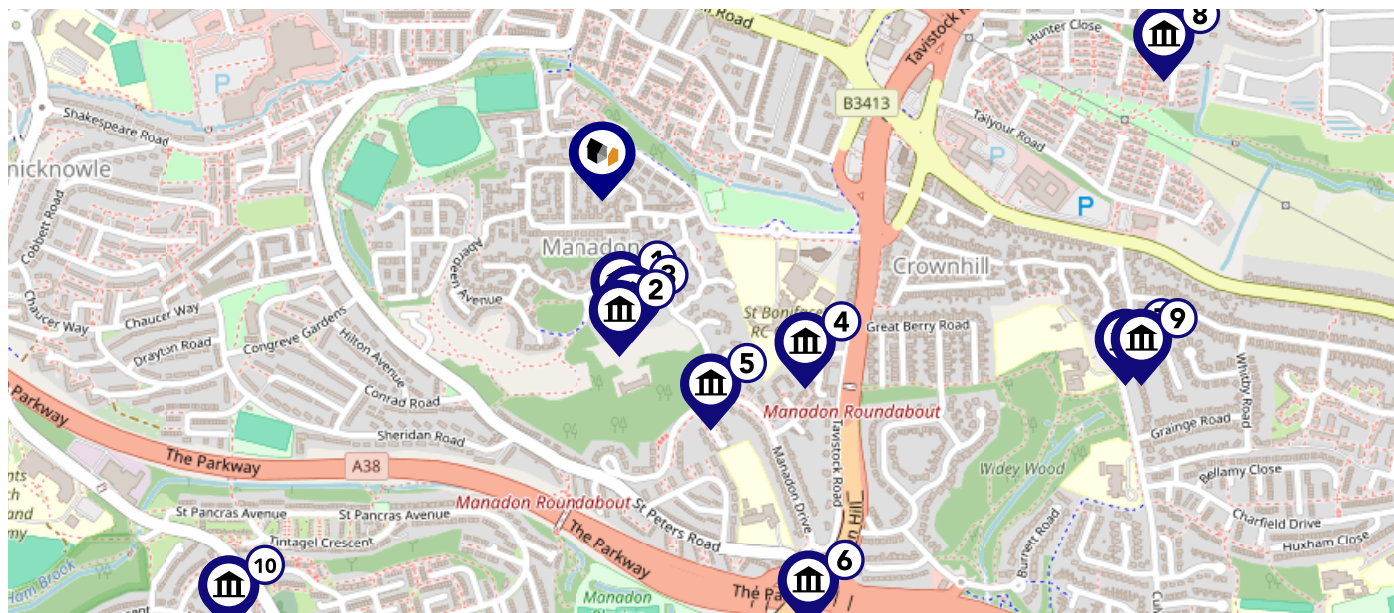
Nearby Landfill Sites

1	Crownhill-Crownhill, Plymouth	Historic Landfill	☐
2	Honicknowle Brickworks-Plymouth, Devon	Historic Landfill	☐
3	Woodlands Fort Cricket Pitch Honickn-Woodlands Fort Cricket Pitch Honicknowle, Plymouth	Historic Landfill	☐
4	Crownhill Sewage Works-Crownhill Sewage Works, Plymouth	Historic Landfill	☐
5	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	☐
6	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	☐
7	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	☐
8	West Park-West Park, Plymouth	Historic Landfill	☐
9	West Park-West Park, Plymouth	Historic Landfill	☐
10	Ham-Ham, Plymouth	Historic Landfill	☐

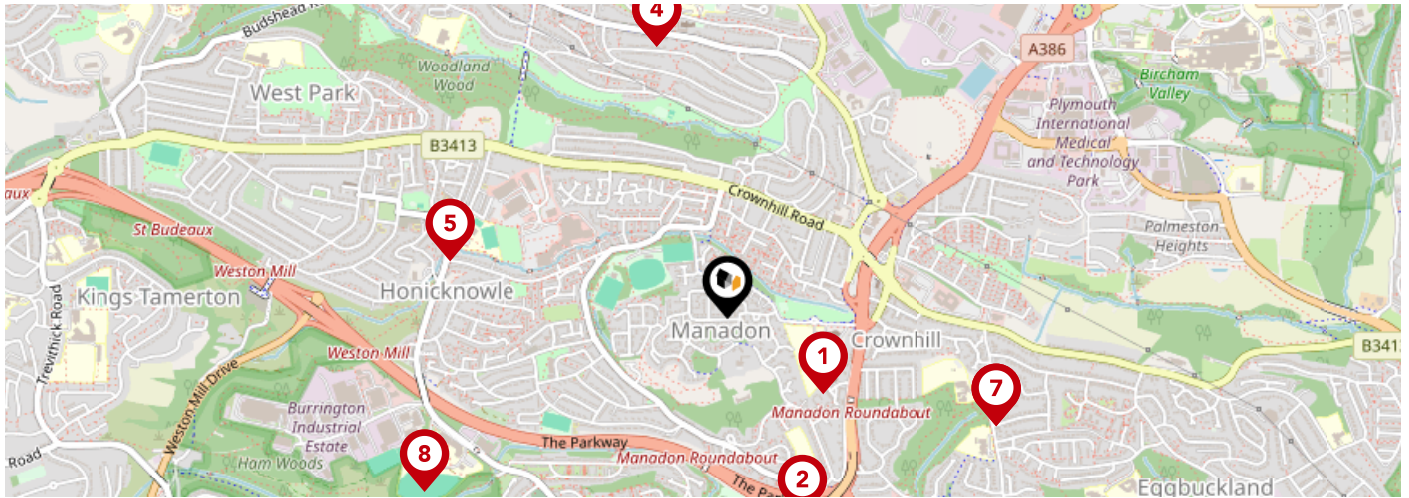
Maps

Listed Buildings

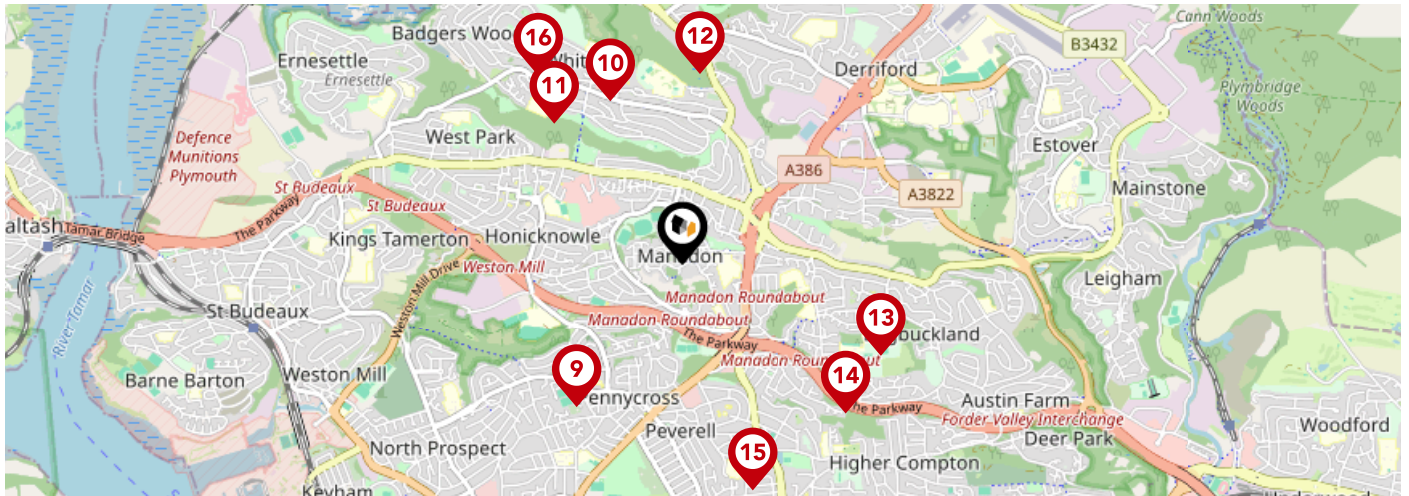
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1386218 - Chapel Immediately North Of Manadon House	Grade II	0.1 miles
	1386217 - Manadon House	Grade II	0.2 miles
	1386220 - Stables Immediately North East Of Manadon House	Grade II	0.2 miles
	1386450 - Church Of The Ascension	Grade II	0.3 miles
	1386219 - Gate Piers Approximately 275 Metres South East Of Manadon House	Grade II	0.3 miles
	1386314 - Widey Lodge Gate Piers Relocated On Pedestrian Bridge At Manadon Flyover	Grade II	0.6 miles
	1386499 - Gate Piers To West Of Widey Grange	Grade II	0.7 miles
	1386392 - Smallack House	Grade II	0.7 miles
	1386498 - Widey Grange	Grade II	0.7 miles
	1113334 - Haldene Tomb Approximately 6 Metres East Of Church Of St Pancras	Grade II	0.7 miles

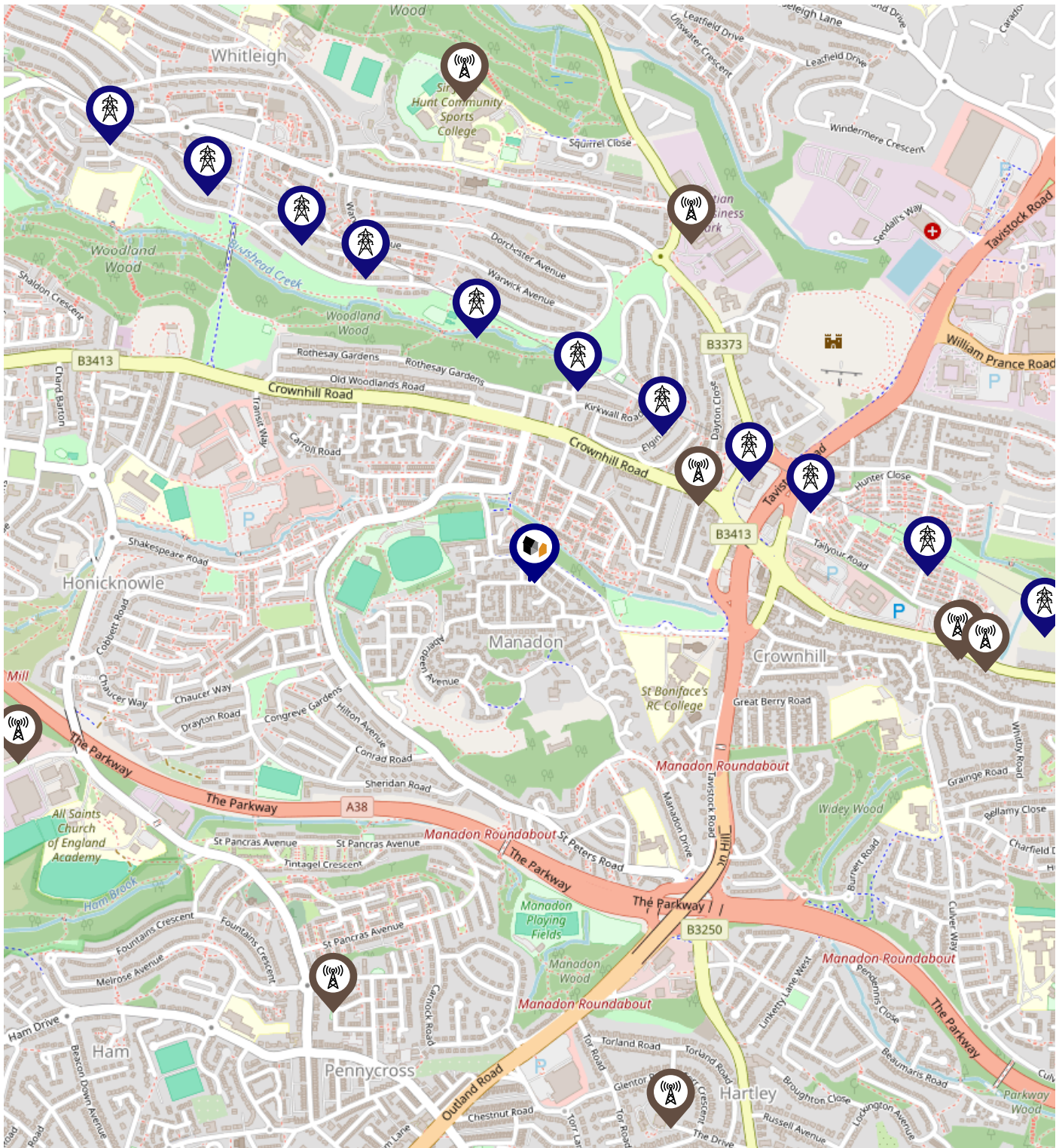


		Nursery	Primary	Secondary	College	Private
1	St Boniface's RC College Ofsted Rating: Requires improvement Pupils: 374 Distance:0.29	☐	☐	☒	☐	☐
2	Manadon Vale Primary School Ofsted Rating: Good Pupils: 416 Distance:0.5	☐	☒	☐	☐	☐
3	Whitleigh Community Primary School Ofsted Rating: Good Pupils: 365 Distance:0.66	☐	☒	☐	☐	☐
4	Sir John Hunt Community Sports College Ofsted Rating: Good Pupils: 761 Distance:0.66	☐	☐	☒	☐	☐
5	Shakespeare Primary School Ofsted Rating: Requires improvement Pupils: 410 Distance:0.67	☐	☒	☐	☐	☐
6	Widely Court Primary School Ofsted Rating: Good Pupils: 602 Distance:0.68	☐	☒	☐	☐	☐
7	Courtlands School Ofsted Rating: Good Pupils: 107 Distance:0.68	☐	☒	☐	☐	☐
8	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.82	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.84	☐	☒	☐	☐	☐
10	Woodfield Primary School Ofsted Rating: Good Pupils: 268 Distance:0.85	☐	☒	☐	☐	☐
11	Brook Green Centre for Learning Ofsted Rating: Outstanding Pupils: 99 Distance:0.9	☐	☐	☒	☐	☐
12	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:0.91	☐	☐	☒	☐	☐
13	Eggbuckland Vale Primary School Ofsted Rating: Good Pupils: 396 Distance:1.03	☐	☒	☐	☐	☐
14	Eggbuckland Community College Ofsted Rating: Requires improvement Pupils: 1040 Distance:1.04	☐	☐	☒	☐	☐
15	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:1.11	☐	☒	☐	☐	☐
16	St Peter's RC Primary School Ofsted Rating: Good Pupils: 122 Distance:1.13	☐	☒	☐	☐	☐

Local Area Masts & Pylons

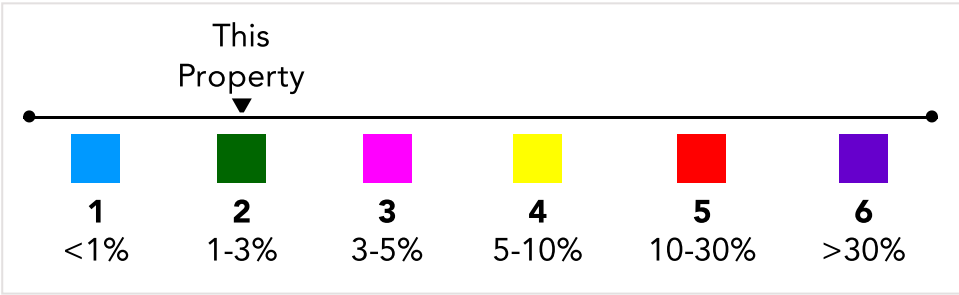
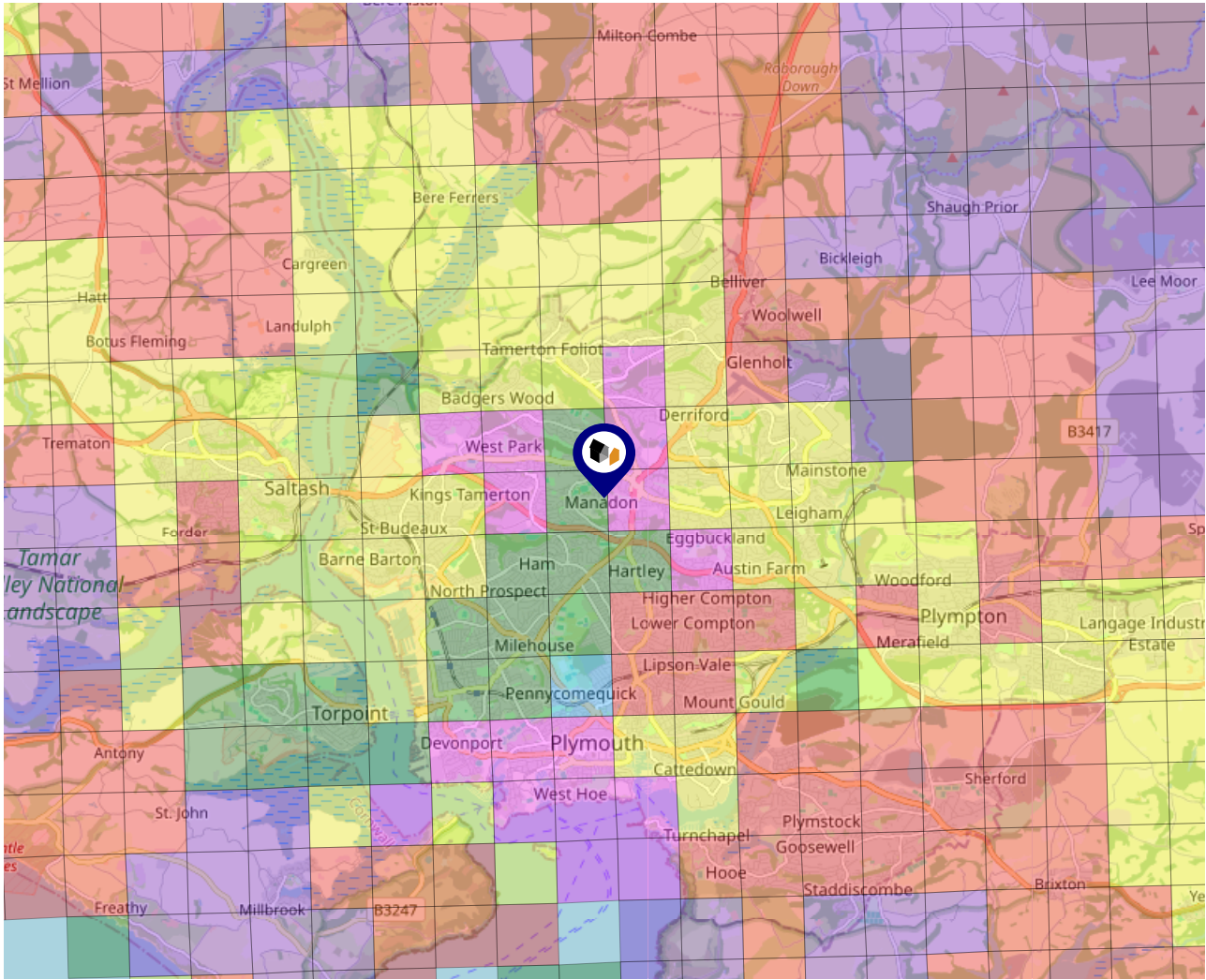


Key:

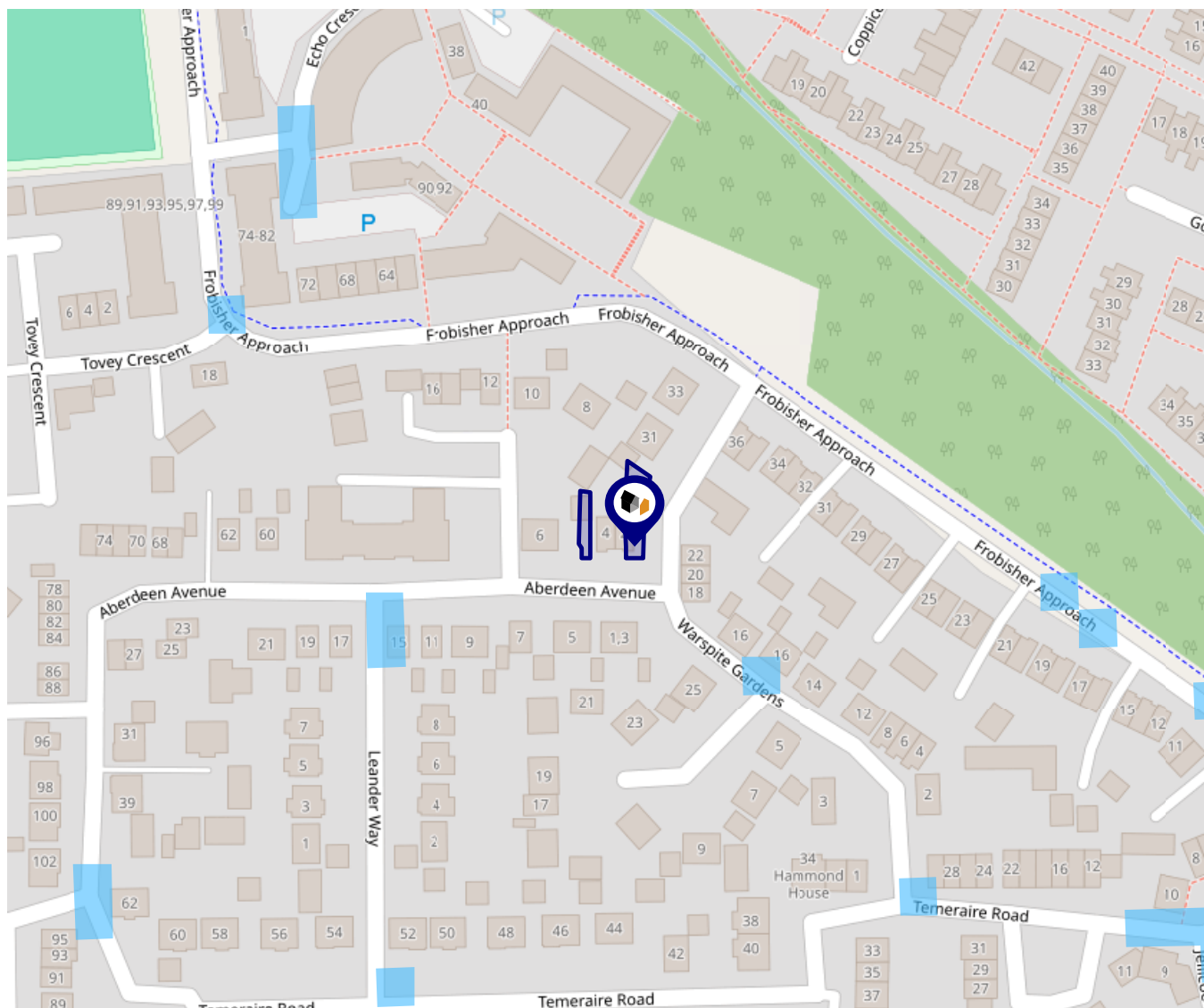
-  Power Pylons
-  Communication Masts

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

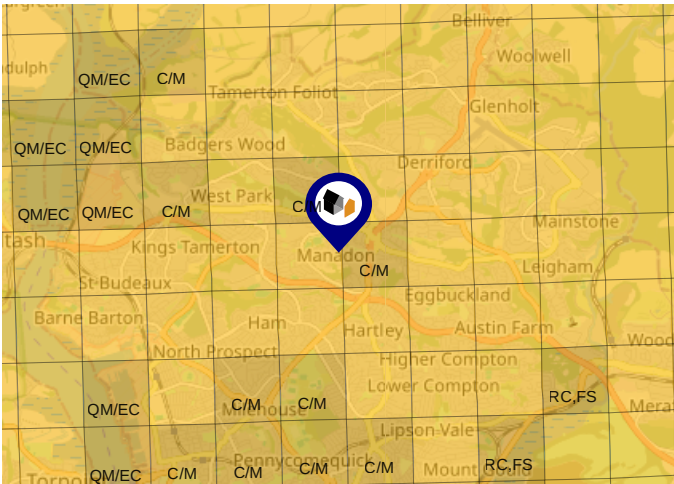


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

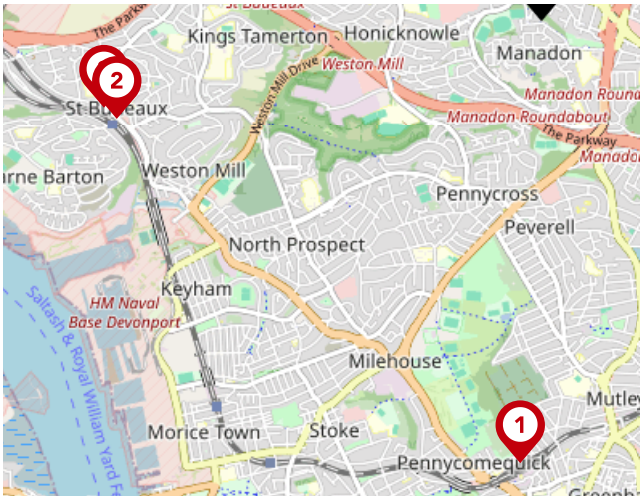
Carbon Content:	NONE	Soil Texture:	SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

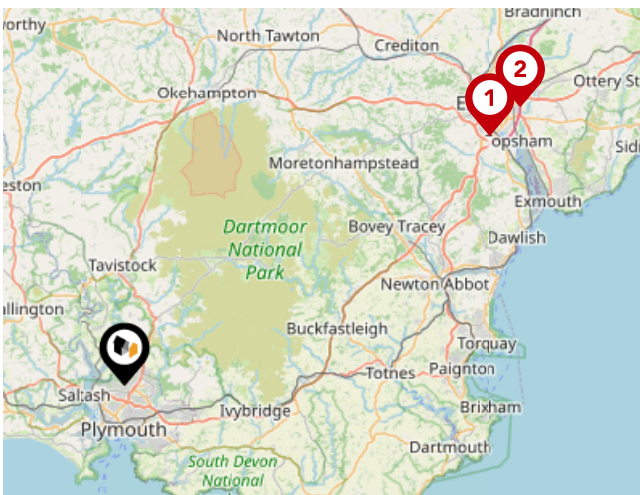
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



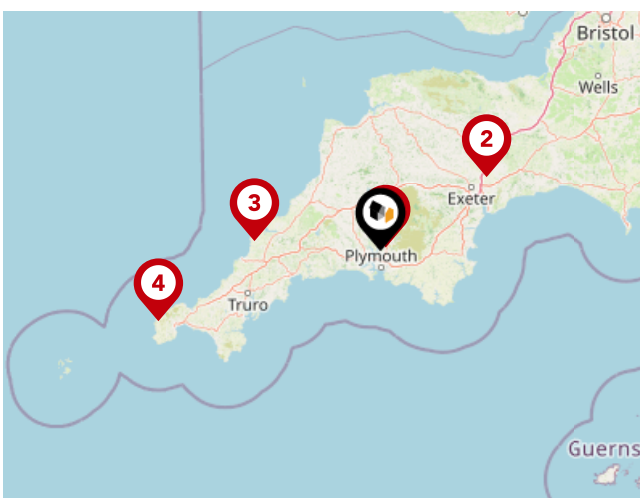
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.09 miles
2	St Budeaux Ferry Road Rail Station	2.06 miles
3	St Budeaux Victoria Road Rail Station	2.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	33.33 miles
2	M5 J30	36.45 miles



Airports/Helipads

Pin	Name	Distance
1	Glenholt	1.69 miles
2	Exeter Airport	38.89 miles
3	St Mawgan	38.18 miles
4	Joppa	70.74 miles

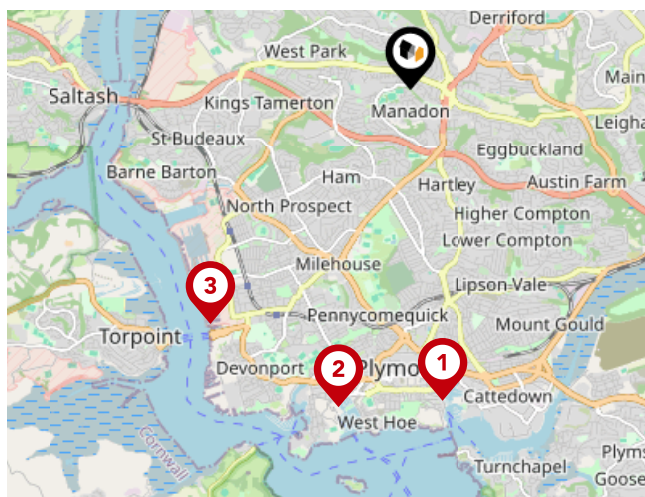
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Frobisher Approach West	0.04 miles
2	Frobisher Approach	0.08 miles
3	Temeraire Road	0.12 miles
4	St Peters Road	0.23 miles
5	Ruskin Stores	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	2.95 miles
2	Plymouth Ferry Terminal	3.07 miles
3	Devonport Ferry Terminal	2.91 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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