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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th November 2026



BISCOMBE GARDENS, SALTASH, PL12

Lang Town & Country

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The Property Ombudsman

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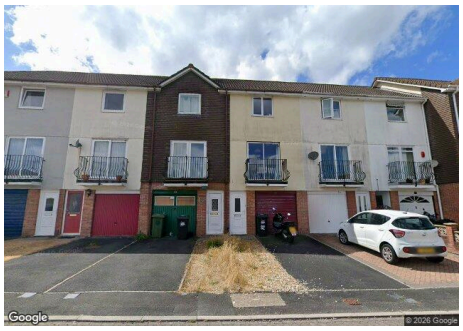
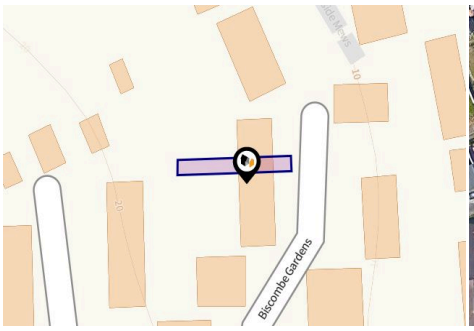
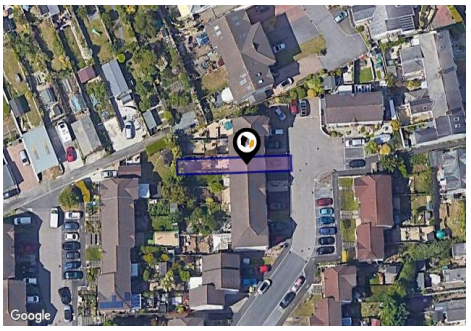
Property
Overview







Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	936 ft^2 / 87 m^2		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,303		
Title Number:	CL79040		

Local Area

Local Authority: Cornwall
Conservation Area: No
Flood Risk:
- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	71 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT, sky, Virgin media

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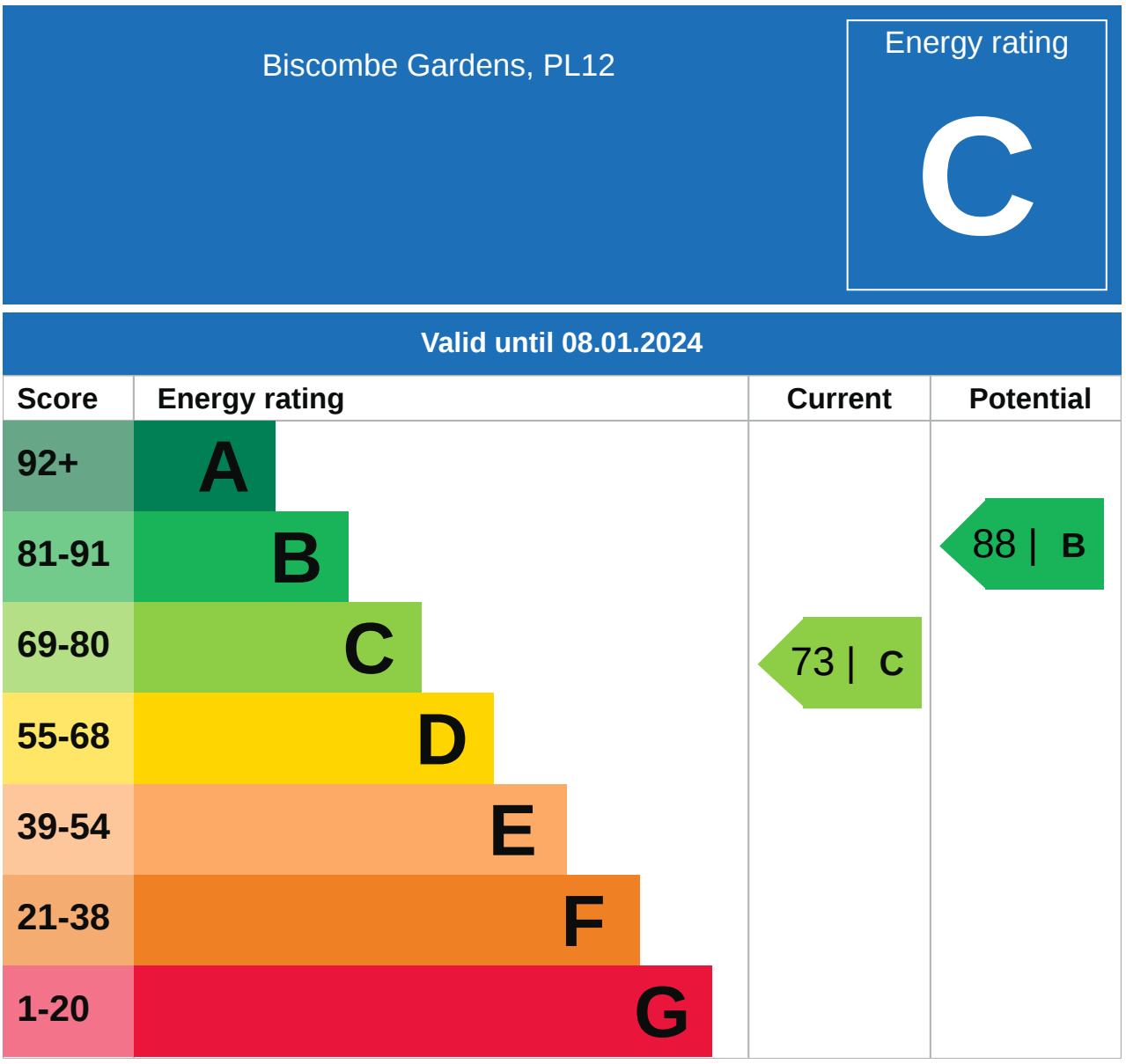
Property
EPC - Certificate



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Property

EPC - Additional Data

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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	To unheated space, no insulation (assumed)
Total Floor Area:	61 m^2

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Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Brunel Primary & Nursery Academy** Ofsted Rating: Good | Pupils: 243 | Distance:0.55		✓			
2	**Bishop Cornish CofE VA Primary School** Ofsted Rating: Good | Pupils: 187 | Distance:0.61		✓			
3	**St Stephens (Saltash) Community Primary School** Ofsted Rating: Good | Pupils: 380 | Distance:0.74		✓			
4	**Saltash Community School** Ofsted Rating: Requires improvement | Pupils: 1202 | Distance:0.77			✓		
5	**Oneschool Global Uk Plymouth Campus** Ofsted Rating: Not Rated | Pupils: 75 | Distance:0.78			✓		
6	**Fountain Head House School** Ofsted Rating: Not Rated | Pupils: 48 | Distance:0.85			✓		
7	**St Paul's Roman Catholic Primary School** Ofsted Rating: Good | Pupils: 158 | Distance:0.97		✓			
8	**Riverside Community Primary School** Ofsted Rating: Good | Pupils: 445 | Distance:1.13		✓			

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Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Victoria Road Primary** Ofsted Rating: Good | Pupils: 212 | Distance:1.14	☐	☑	☐	☐	☐
10	**Burraton Community Primary School** Ofsted Rating: Good | Pupils: 376 | Distance:1.26	☐	☑	☐	☐	☐
11	**Mount Tamar School** Ofsted Rating: Not Rated | Pupils: 106 | Distance:1.28	☐	☐	☑	☐	☐
12	**Plaistow Hill Primary and Nursery School** Ofsted Rating: Good | Pupils: 130 | Distance:1.35	☐	☑	☐	☐	☐
13	**Marine Academy Primary** Ofsted Rating: Outstanding | Pupils: 507 | Distance:1.4	☐	☑	☐	☐	☐
14	**Marine Academy Plymouth** Ofsted Rating: Good | Pupils: 973 | Distance:1.4	☐	☐	☑	☐	☐
15	**St Budeaux CofE Primary Academy** Ofsted Rating: Good | Pupils: 106 | Distance:1.44	☐	☑	☐	☐	☐
16	**Ernesettle Community School** Ofsted Rating: Outstanding | Pupils: 557 | Distance:1.65	☐	☑	☐	☐	☐

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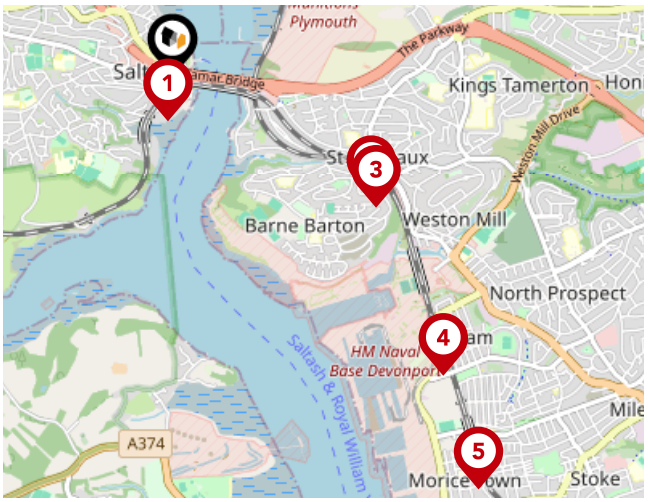
Area
Transport (National)

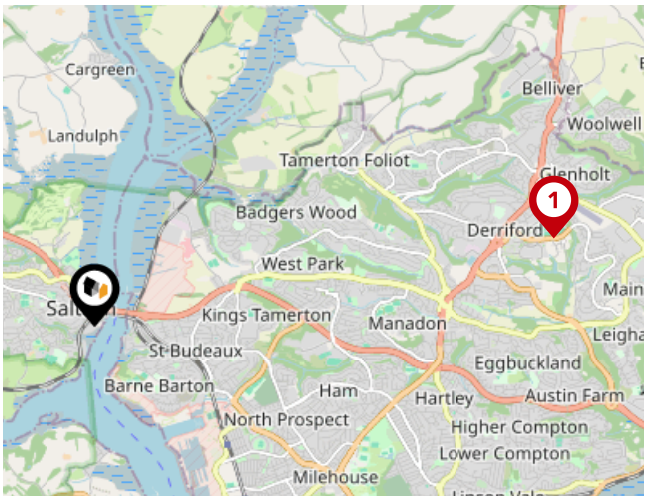


National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	0.21 miles
2	St Budeaux Victoria Road Rail Station	1.09 miles
3	St Budeaux Ferry Road Rail Station	1.14 miles
4	Keyham Rail Station	1.9 miles
5	Dockyard (Plymouth) Rail Station	2.42 miles

Trunk Roads/Motorways

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



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.41 miles

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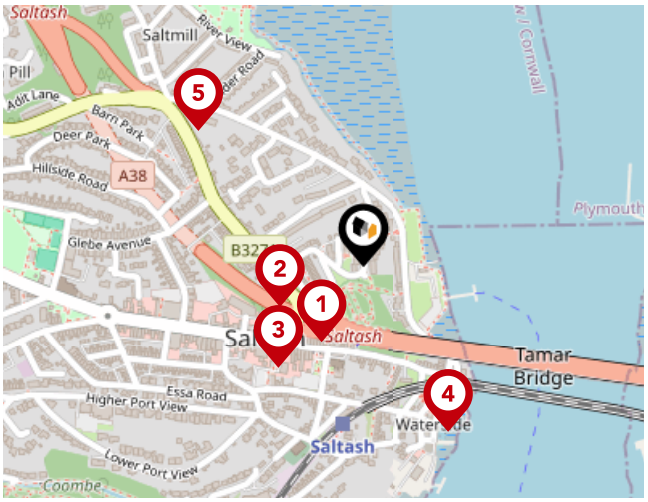
Area
Transport (Local)

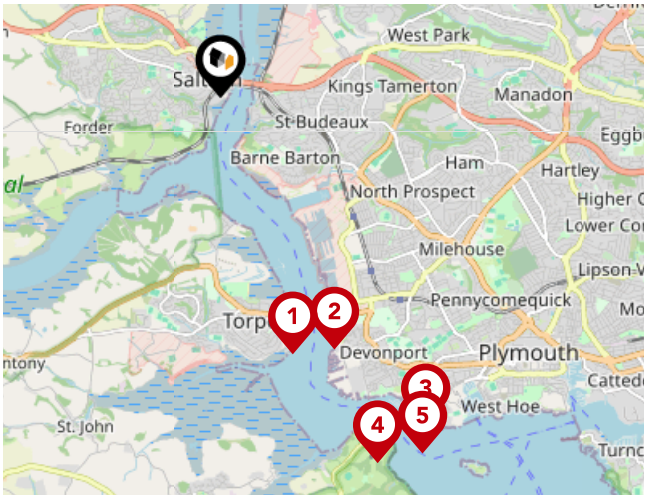


Bus Stops/Stations

Pin	Name	Distance
1	Slip Road	0.1 miles
2	North Road	0.1 miles
3	Fore Street Bottom	0.15 miles
4	Tamar Street	0.21 miles
5	Old Ferry Road	0.25 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.51 miles
2	Devonport Ferry Terminal	2.6 miles
3	Plymouth Stonehouse Ferry Terminal	3.65 miles
4	Cremyll Mount Edgcumbe Ferry Landing	3.75 miles
5	Royal William Yard Ferry Landing	3.85 miles

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Agent
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