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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd September 2026



COOMBE LANE, CARGREEN, SALTASH, PL12

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

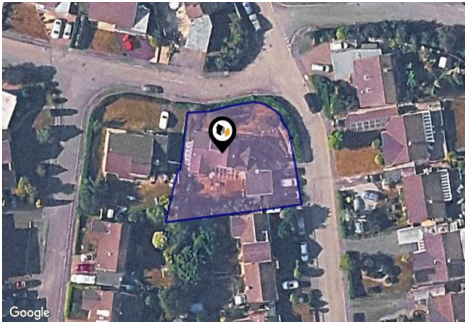
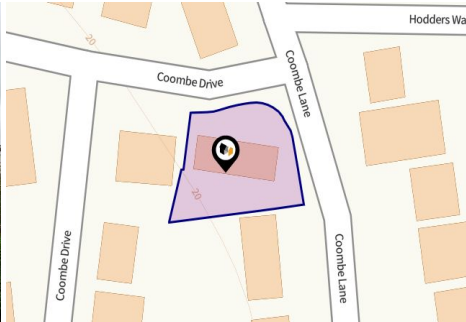
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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.19 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£3,167		
Title Number:	CL212701		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

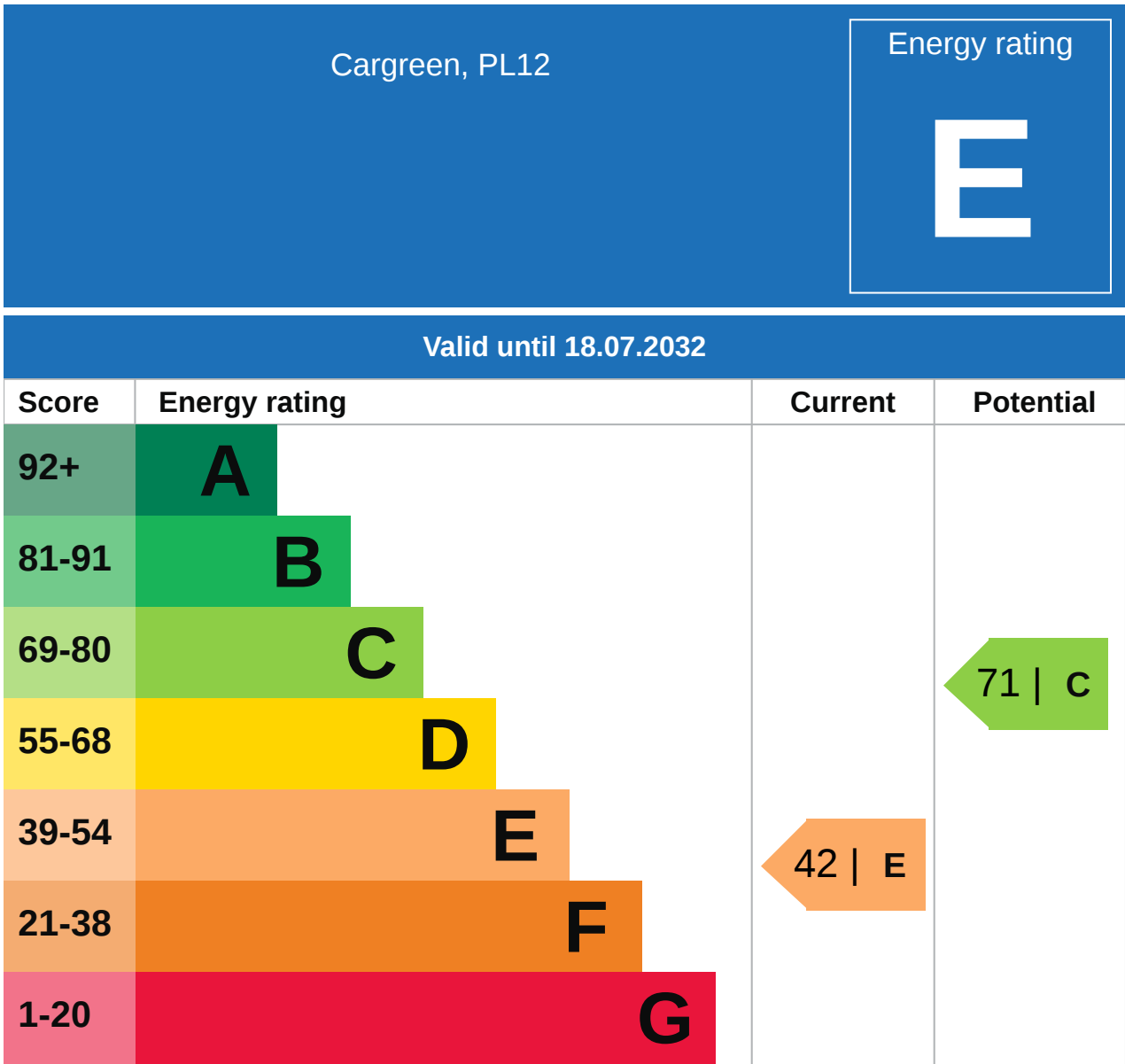
1	41	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



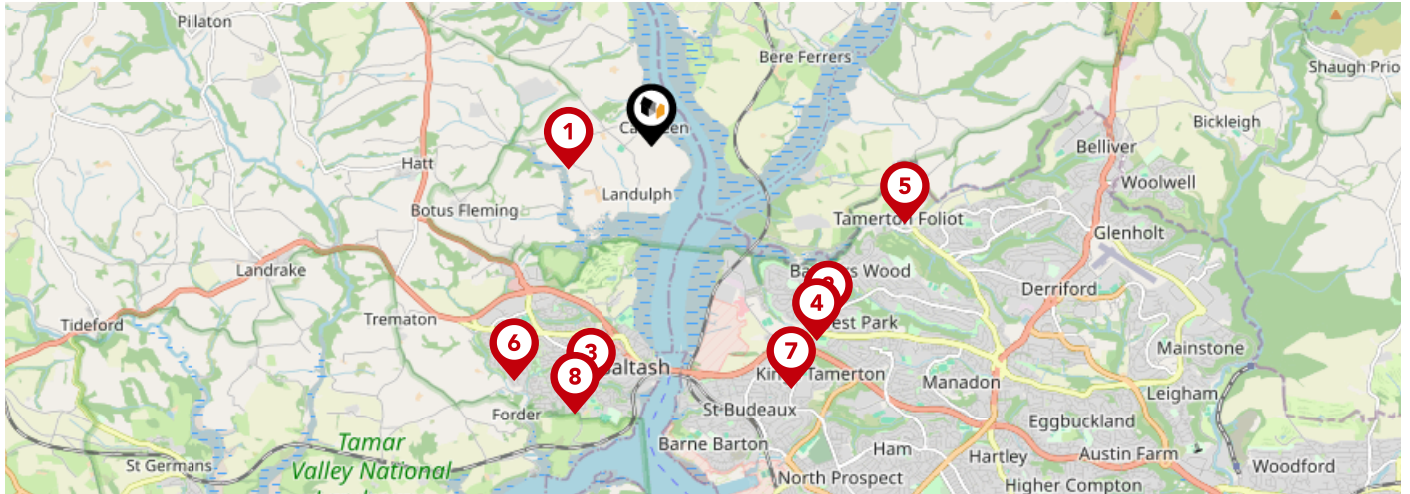
Satellite/Fibre TV Availability:



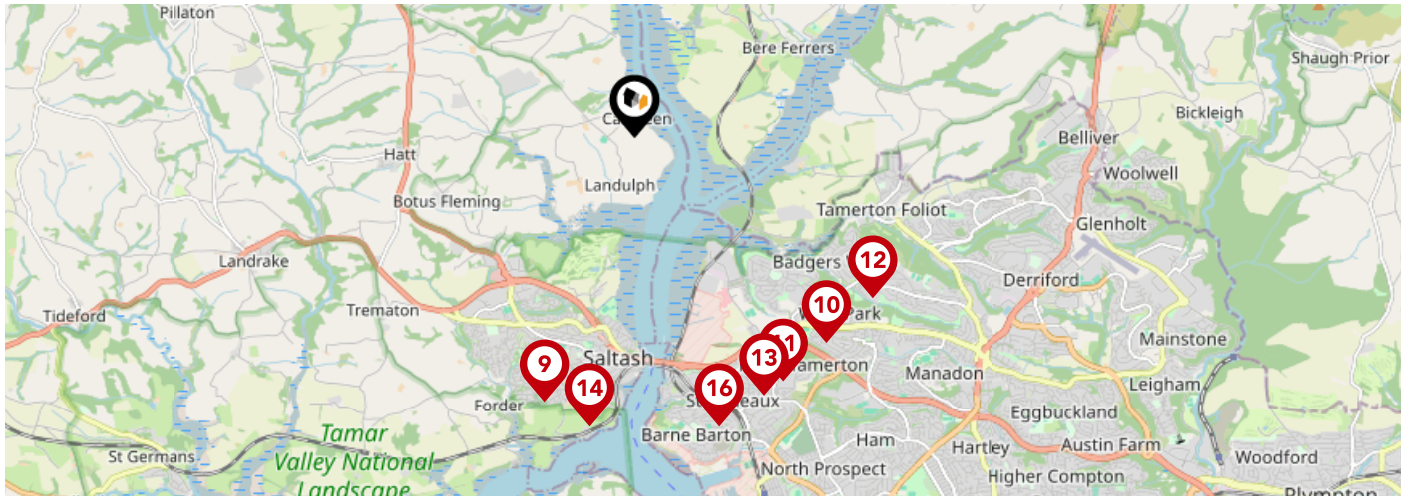


Additional EPC Data

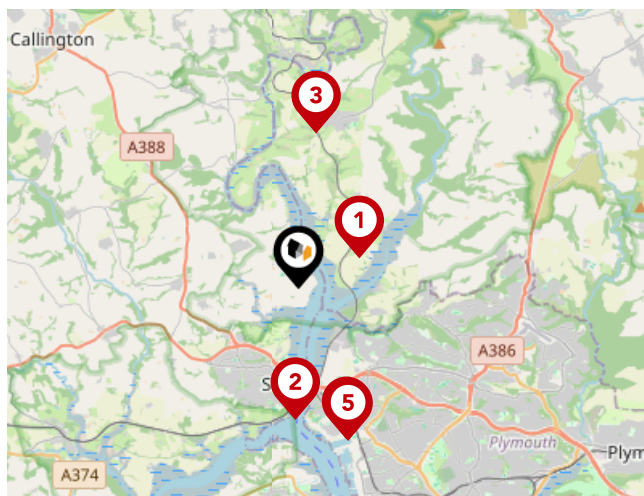
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 64% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	126 m ²



		Nursery	Primary	Secondary	College	Private
1	Landulph School Ofsted Rating: Good Pupils: 71 Distance:0.82	☐	☒	☐	☐	☐
2	Mill Ford School Ofsted Rating: Good Pupils: 121 Distance:2.35	☐	☐	☒	☐	☐
3	Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:2.37	☐	☒	☐	☐	☐
4	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:2.41	☐	☒	☐	☐	☐
5	Mary Dean's CofE Primary School and Nursery Ofsted Rating: Good Pupils: 319 Distance:2.5	☐	☒	☐	☐	☐
6	Burraton Community Primary School Ofsted Rating: Good Pupils: 376 Distance:2.57	☐	☒	☐	☐	☐
7	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:2.63	☐	☒	☐	☐	☐
8	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:2.63	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:2.64	☐	☐	☒	☐	☐
10	Knowle Primary School Ofsted Rating: Good Pupils: 325 Distance:2.66	☐	☒	☐	☐	☐
11	St Budeaux CoFE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:2.69	☐	☒	☐	☐	☐
12	St Peter's RC Primary School Ofsted Rating: Good Pupils: 122 Distance:2.72	☐	☒	☐	☐	☐
13	Mount Tamar School Ofsted Rating: Not Rated Pupils: 106 Distance:2.74	☐	☐	☒	☐	☐
14	Bishop Cornish CoFE VA Primary School Ofsted Rating: Good Pupils: 187 Distance:2.76	☐	☒	☐	☐	☐
15	Bere Alston Primary Academy Ofsted Rating: Good Pupils: 121 Distance:2.77	☐	☒	☐	☐	☐
16	St Paul's Roman Catholic Primary School Ofsted Rating: Good Pupils: 158 Distance:2.85	☐	☒	☐	☐	☐

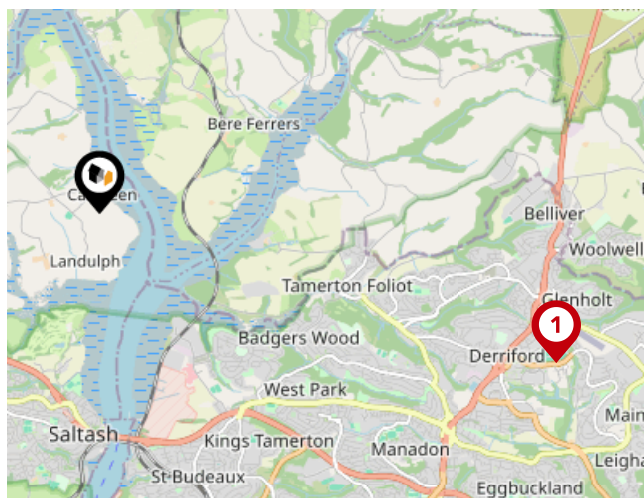


National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	1.29 miles
2	Saltash Rail Station	2.46 miles
3	Bere Alston Rail Station	2.96 miles
4	St Budeaux Victoria Road Rail Station	2.96 miles
5	St Budeaux Ferry Road Rail Station	3.01 miles

Trunk Roads/Motorways

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

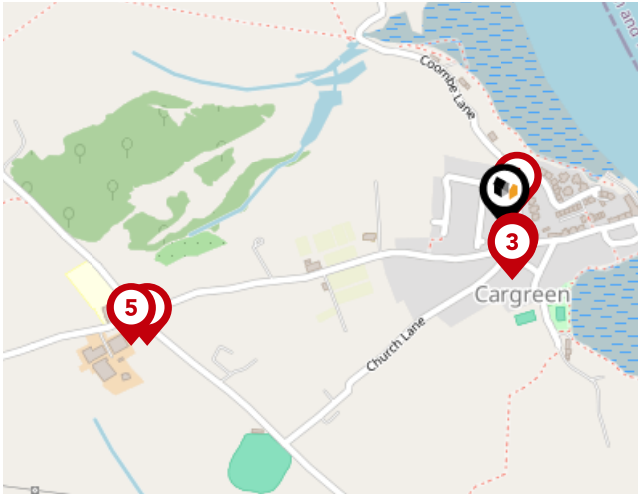


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.52 miles

Area

Transport (Local)

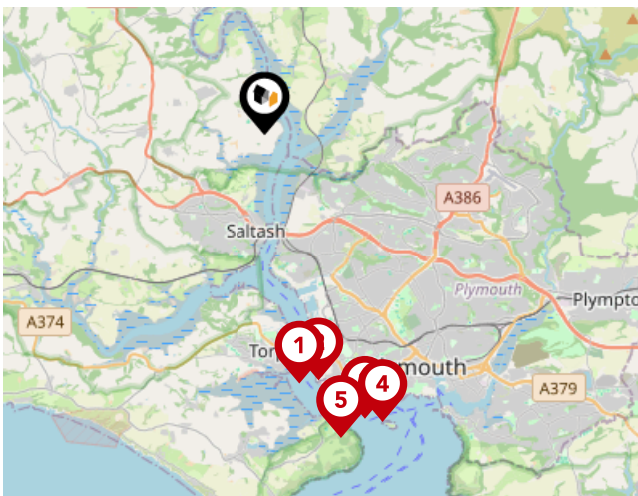


Bus Stops/Stations

Pin	Name	Distance
1	Hodders Way	0.02 miles
2	Coombe Lane	0.05 miles
3	Church Lane	0.06 miles
4	Hazel Bank	0.44 miles
5	Landulph Primary School	0.46 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	4.71 miles
2	Devonport Ferry Terminal	4.73 miles
3	Plymouth Stonehouse Ferry Terminal	5.67 miles
4	Plymouth Ferry Terminal	5.84 miles
5	Cremyll Mount Edgcumbe Ferry Landing	5.87 miles

Important - Please Read

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Please note that all appliances and heating systems are not tested by Lang Town & Country and therefore no warranties can be given as to their good working order.

Lang Town & Country

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