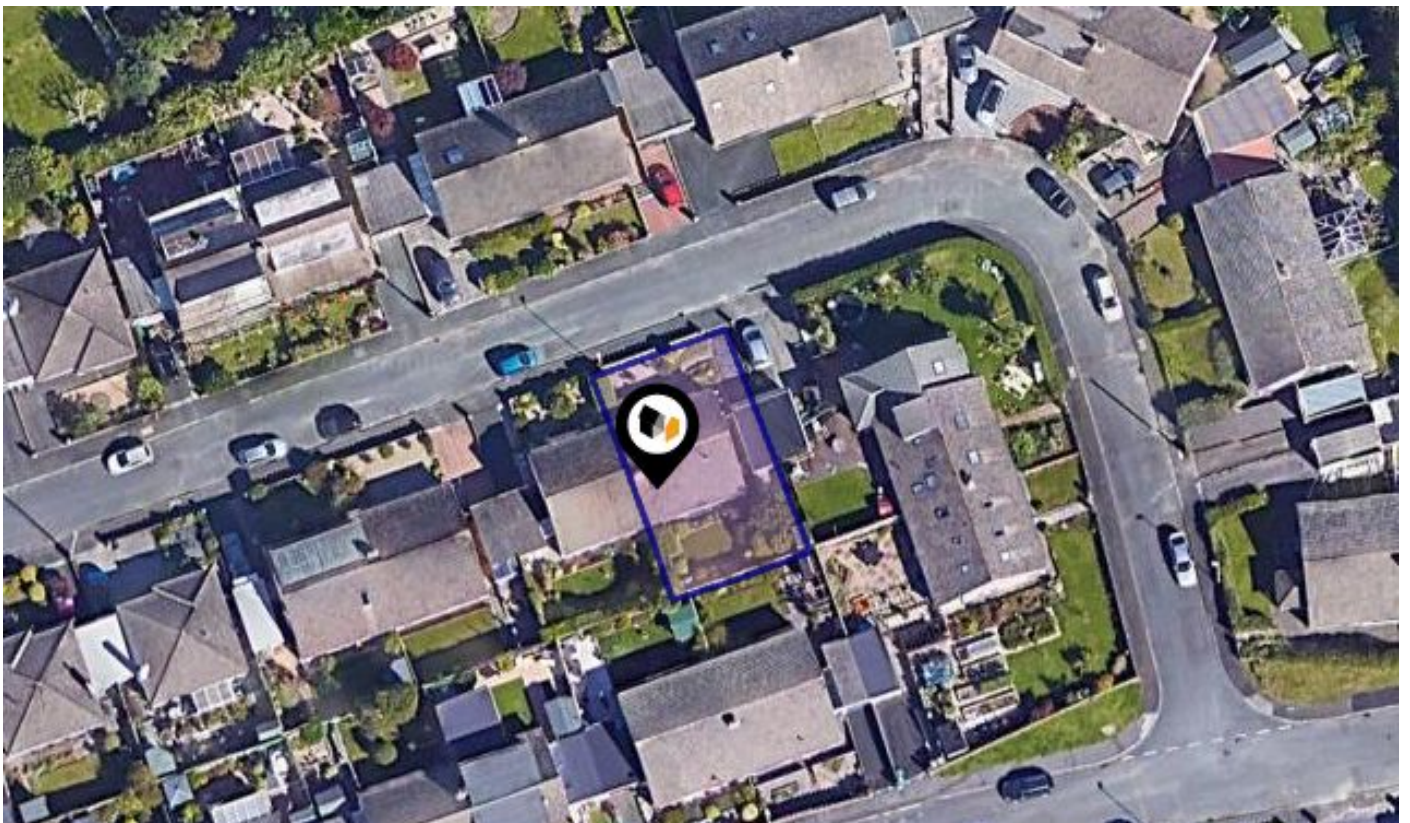




See More Online

# KFB: Key Facts For Buyers

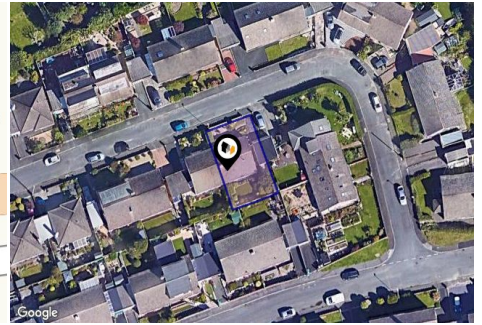
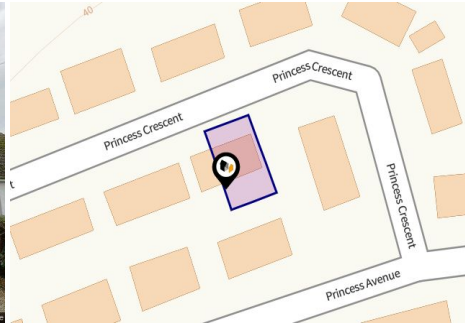
A Guide to This Property & the Local Area  
**Friday 10th April 2026**



## PRINCESS CRESCENT, PLYMOUTH, PL9

6 The Broadway Plymstock Plymouth PL9 7AU  
01752 456000  
plymstock@langtownandcountry.com  
www.langtownandcountry.com





## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 688 ft<sup>2</sup> / 64 m<sup>2</sup>  
**Plot Area:** 0.06 acres  
**Year Built :** 1950-1966  
**Council Tax :** Band C  
**Title Number:** DN83026

**Tenure:** Freehold

## Local Area

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

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

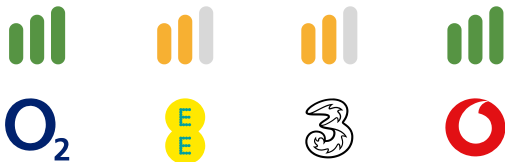
**18**  
mb/s



**1800**  
mb/s



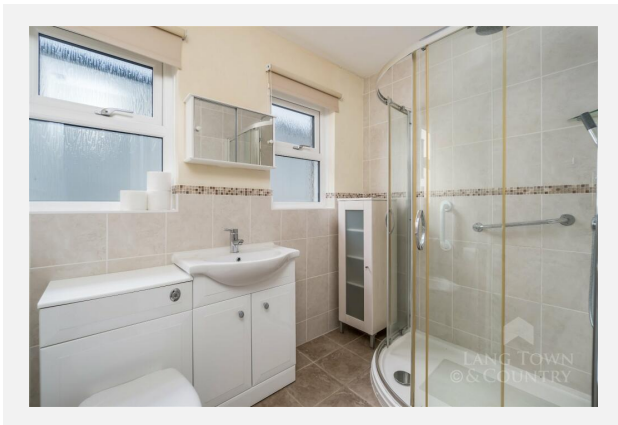
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**

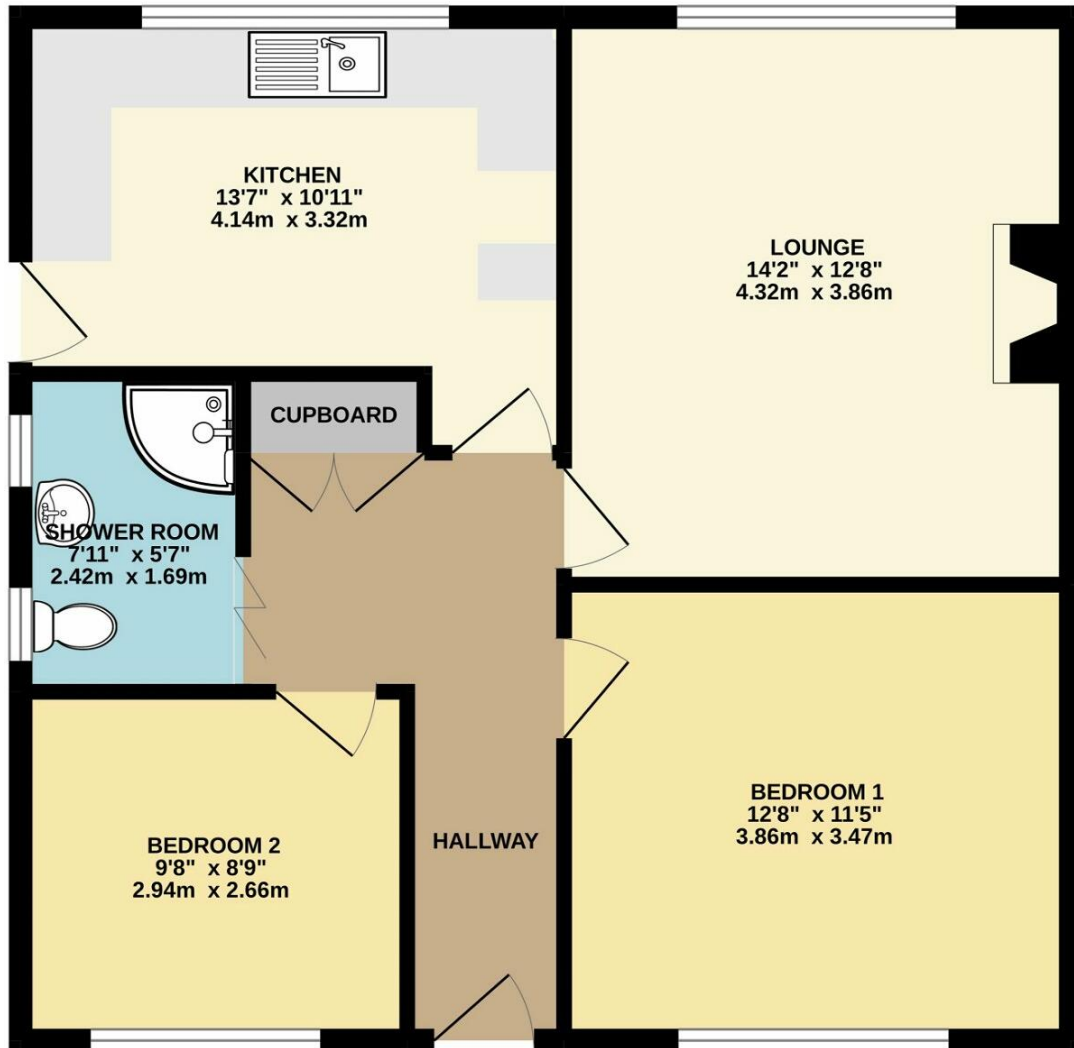






**PRINCESS CRESCENT, PLYMOUTH, PL9**

GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022



PL9

Energy rating

# C

Valid until 15.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

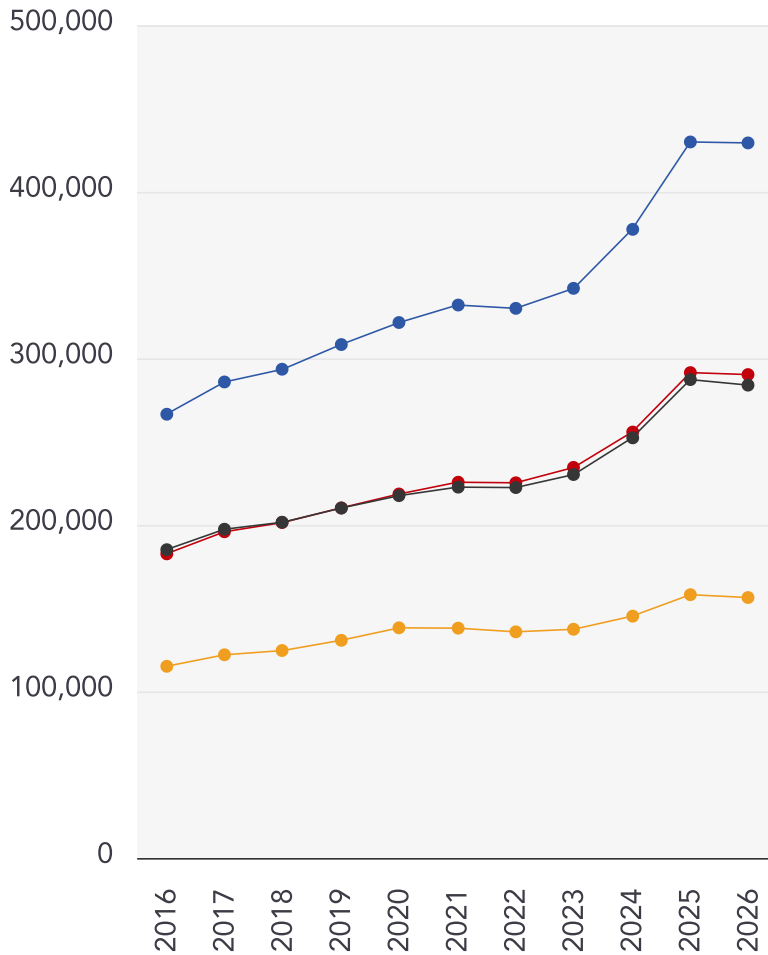
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<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very 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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in PL9



Detached

**+61.14%**

Semi-Detached

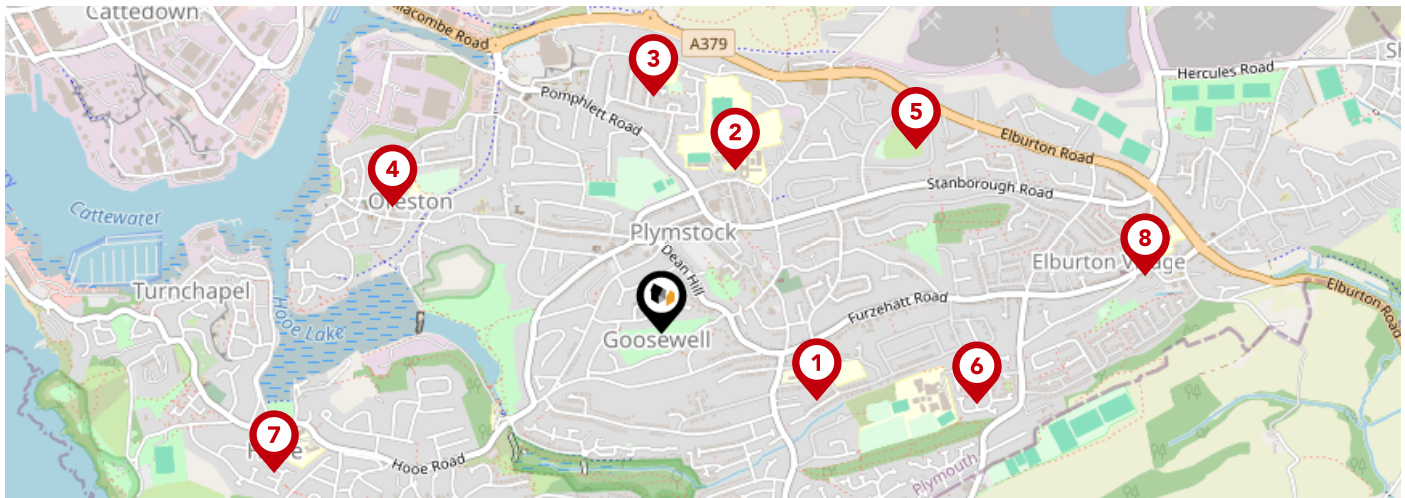
**+58.94%**

Terraced

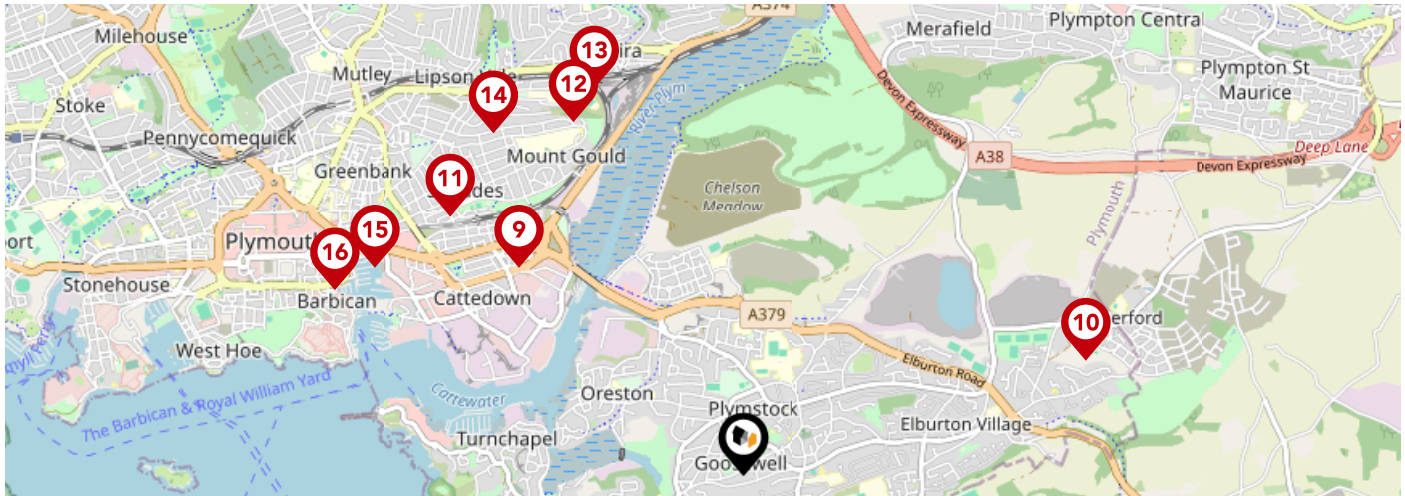
**+53.36%**

Flat

**+35.87%**

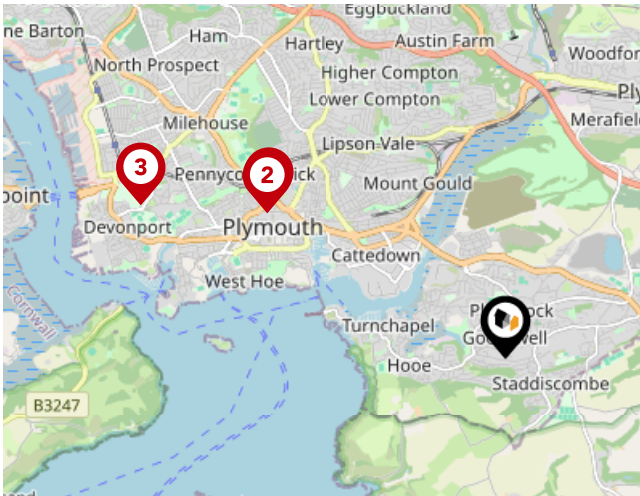


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Goosewell Primary Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Plymstock School</b> Ofsted Rating: Good   Pupils: 1671   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Pomphlett Primary School</b> Ofsted Rating: Good   Pupils: 424   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Oreston Community Academy</b> Ofsted Rating: Good   Pupils: 419   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Morley Meadow Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Coombe Dean School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hooe Primary Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Elburton Primary School</b> Ofsted Rating: Outstanding   Pupils: 465   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



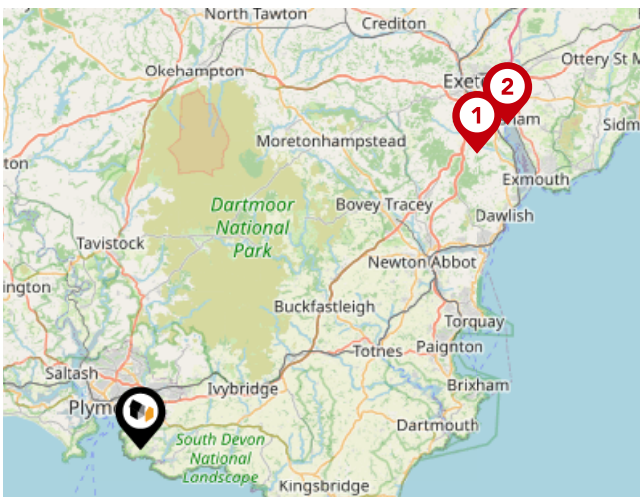
	Nursery	Primary	Secondary	College	Private
<b>9</b> <b>Prince Rock Primary School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> <b>Sherford Vale School &amp; Nursery</b> Ofsted Rating: Good   Pupils: 258   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b> <b>Salisbury Road Primary School</b> Ofsted Rating: Good   Pupils: 381   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b> <b>Lipson Co-operative Academy</b> Ofsted Rating: Good   Pupils: 1102   Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b> <b>Laira Green Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b> <b>Lipson Vale Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b> <b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 306   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b> <b>ACE Schools Plymouth</b> Ofsted Rating: Good   Pupils: 233   Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



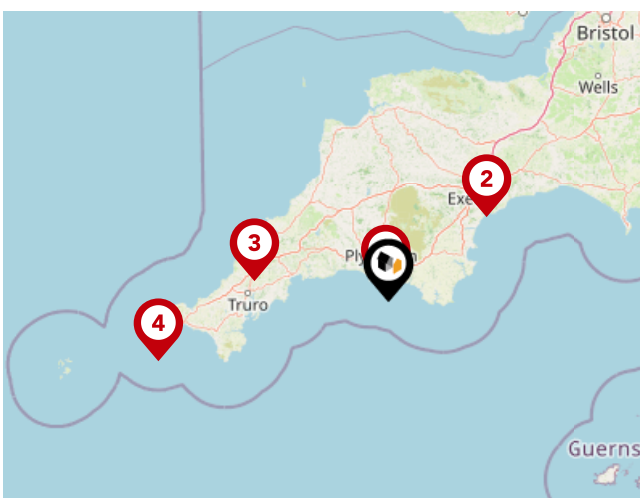
## National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	2.65 miles
2	Plymouth Rail Station	2.65 miles
3	Devonport Rail Station	3.75 miles



## Trunk Roads/Motorways

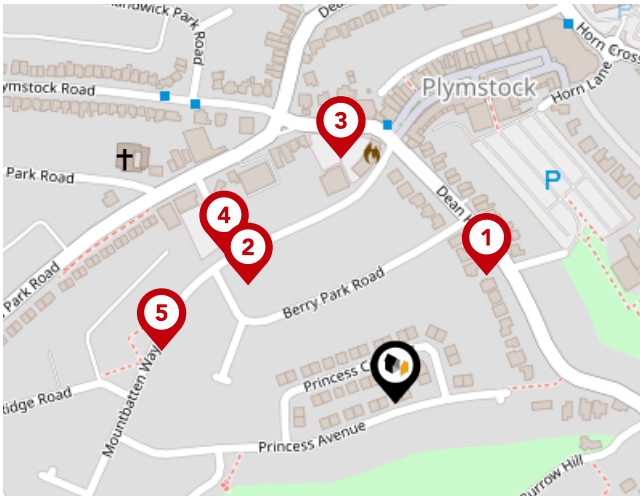
Pin	Name	Distance
1	M5 J31	33.8 miles
2	M5 J30	36.96 miles



## Airports/Helipads

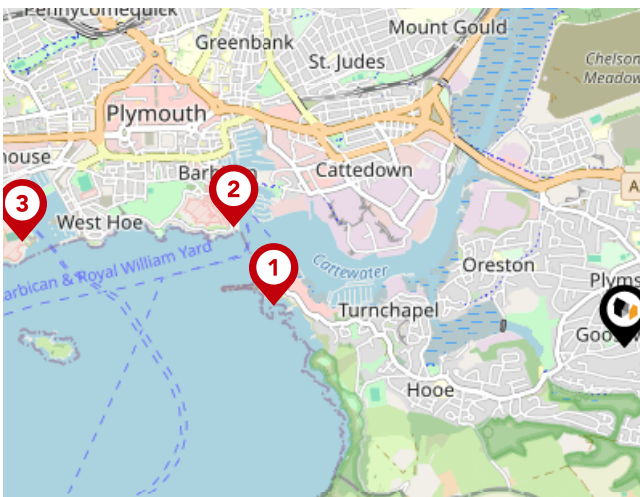
Pin	Name	Distance
1	Glenholt	4.56 miles
2	Exeter Airport	39.37 miles
3	St Mawgan	40.73 miles
4	Joppa	71.9 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Berry Park Road	0.09 miles
2	Drake Way	0.11 miles
3	Plymstock Fire Station	0.15 miles
4	Drake Way	0.13 miles
5	Mount Batten Way	0.14 miles



## Ferry Terminals

Pin	Name	Distance
1	Plymouth Mount Batten Ferry Landing	1.67 miles
2	Plymouth (Barbican) Landing Stage	1.93 miles
3	Plymouth Ferry Terminal	2.89 miles

## Important - Please Read

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