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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



BIRCHFIELD AVENUE, PLYMOUTH, PL2

Lang Town & Country

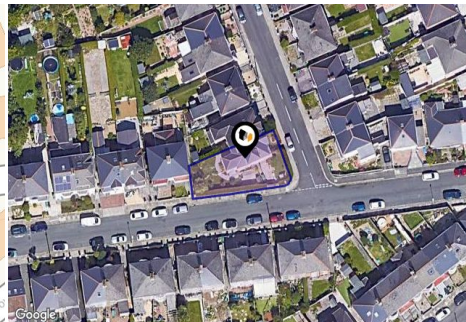
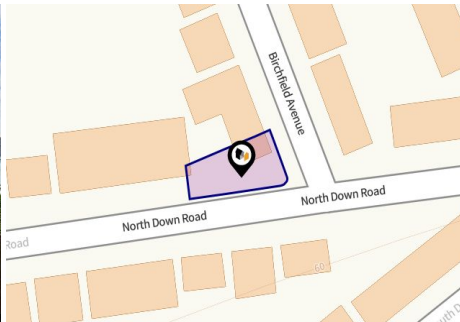
6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

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Property

Type:	Semi-Detached
Bedrooms:	4
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,171
Title Number:	DN309728

Tenure: Freehold

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)

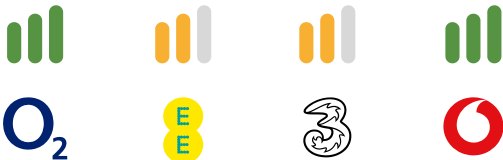
18
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)

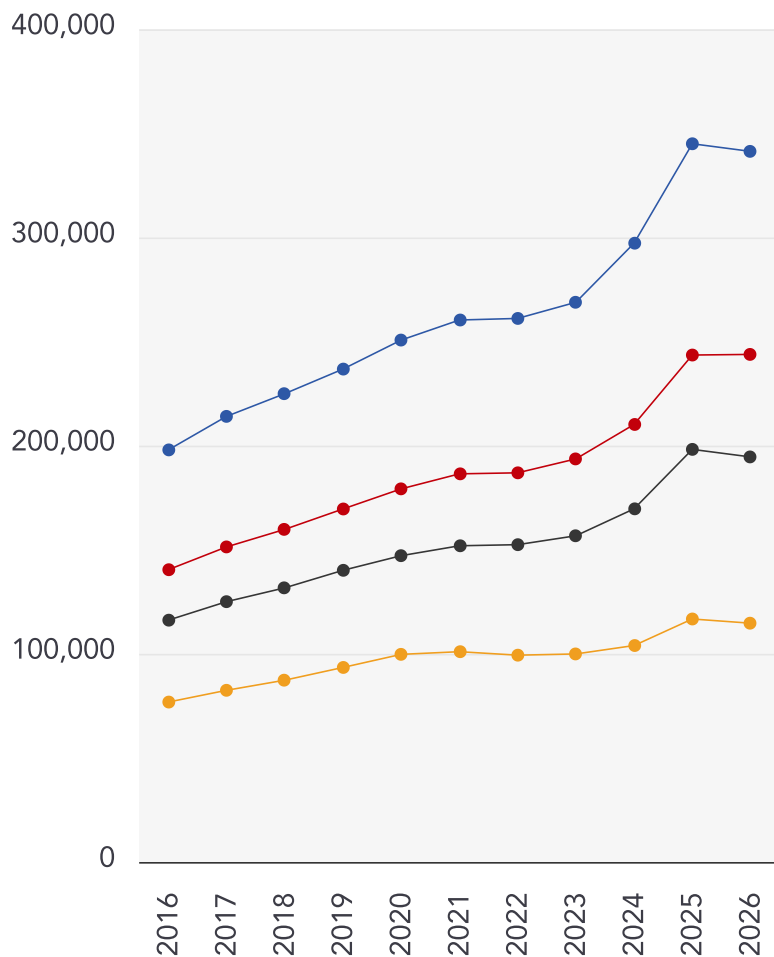


Satellite/Fibre TV Availability:



Market House Price Statistics

10 Year History of Average House Prices by Property Type in PL2



Detached

+72.44%

Semi-Detached

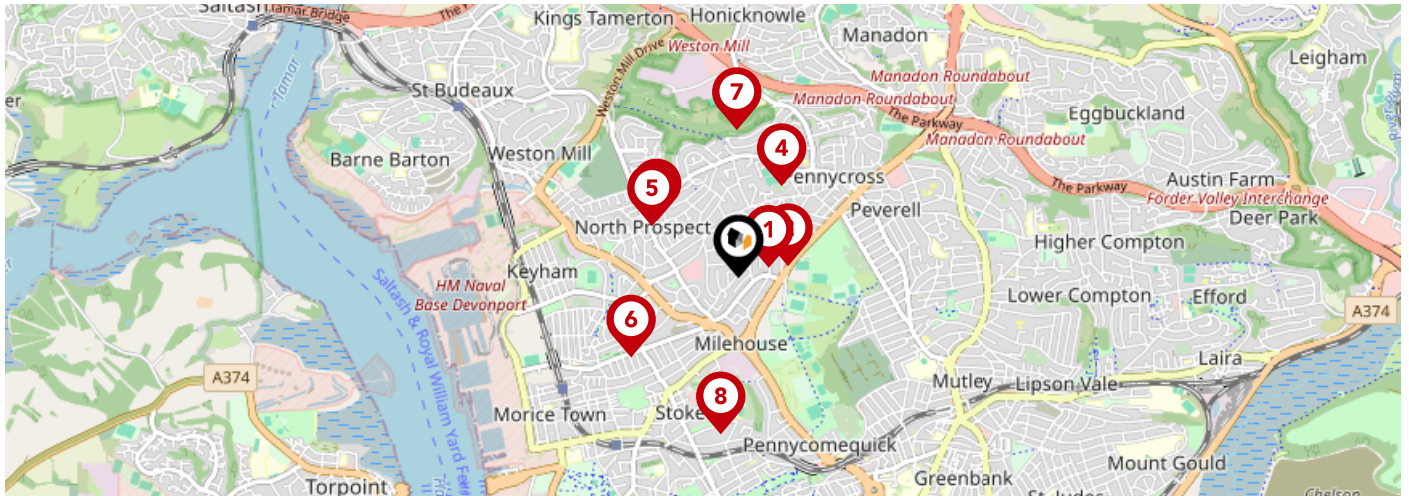
+73.65%

Terraced

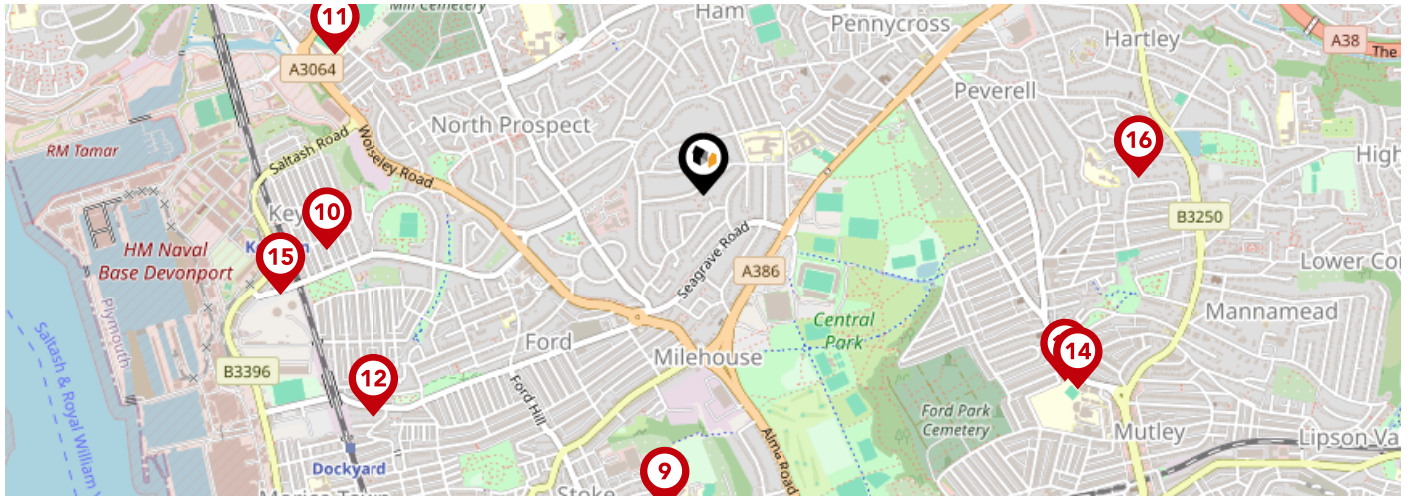
+67.5%

Flat

+49.31%

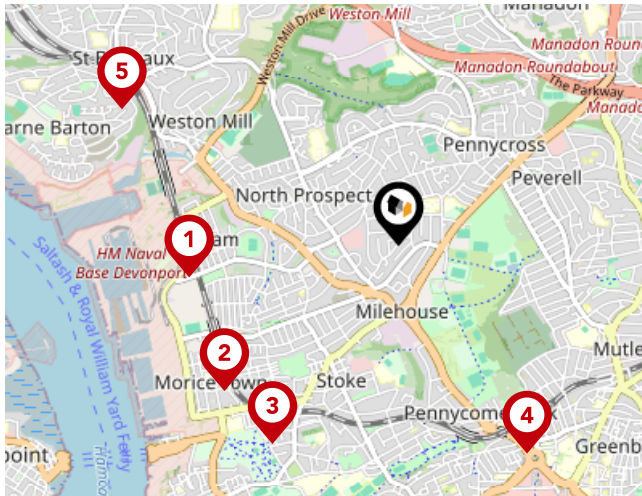


		Nursery	Primary	Secondary	College	Private
1	Montpelier Primary School Ofsted Rating: Good Pupils: 652 Distance:0.15	☐	☒	☐	☐	☐
2	Devonport High School for Girls Ofsted Rating: Good Pupils: 860 Distance:0.24	☐	☐	☒	☐	☐
3	Ham Drive Nursery School and Day Care Ofsted Rating: Good Pupils: 78 Distance:0.47	☒	☐	☐	☐	☐
4	Pennycross Primary School Ofsted Rating: Good Pupils: 403 Distance:0.48	☐	☒	☐	☐	☐
5	Mayflower Academy Ofsted Rating: Outstanding Pupils: 458 Distance:0.48	☐	☒	☐	☐	☐
6	Ford Primary School Ofsted Rating: Requires improvement Pupils: 214 Distance:0.63	☐	☒	☐	☐	☐
7	All Saints Church of England Academy Ofsted Rating: Good Pupils: 616 Distance:0.7	☐	☐	☒	☐	☐
8	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:0.75	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Stoke Damerel Community College Ofsted Rating: Good Pupils: 1301 Distance:0.75	☐	☐	☒	☐	☐
10	Keyham Barton Catholic Primary School Ofsted Rating: Good Pupils: 146 Distance:0.9	☐	☒	☐	☐	☐
11	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:0.93	☐	☒	☐	☐	☐
12	College Road Primary School Ofsted Rating: Good Pupils: 204 Distance:0.94	☐	☒	☐	☐	☐
13	Hyde Park Junior School Ofsted Rating: Good Pupils: 355 Distance:0.96	☐	☒	☐	☐	☐
14	Hyde Park Infants' School Ofsted Rating: Not Rated Pupils: 243 Distance:1	☐	☒	☐	☐	☐
15	Drake Primary Academy Ofsted Rating: Good Pupils: 173 Distance:1.03	☐	☒	☐	☐	☐
16	King's School Ofsted Rating: Not Rated Pupils: 298 Distance:1.03	☐	☒	☐	☐	☐

Area Transport (National)

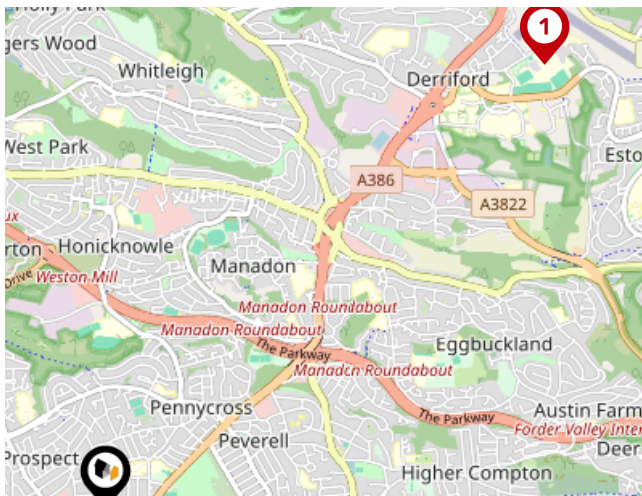


National Rail Stations

Pin	Name	Distance
1	Keyham Rail Station	1 miles
2	Dockyard (Plymouth) Rail Station	1.07 miles
3	Devonport Rail Station	1.11 miles
4	Plymouth Rail Station	1.15 miles
5	St Budeaux Ferry Road Rail Station	1.46 miles

Trunk Roads/Motorways

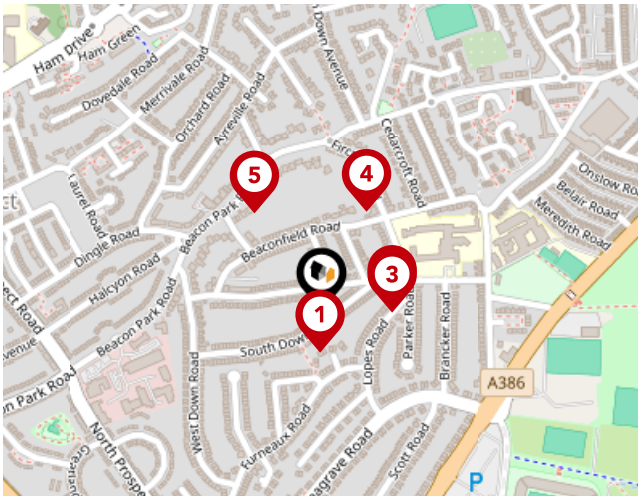
No Trunk Roads/Motorways found within 50 km of this property.



Airports/Helipads

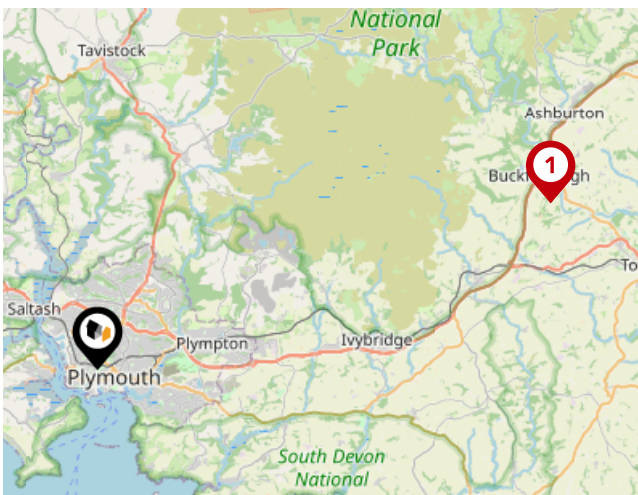
Pin	Name	Distance
1	Plymouth City Airport	2.94 miles

Area Transport (Local)



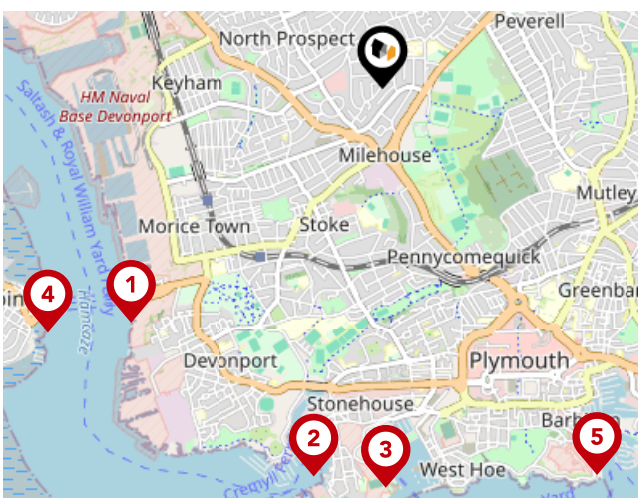
Bus Stops/Stations

Pin	Name	Distance
1	South Down Road East	0.04 miles
2	Montpelier School	0.08 miles
3	North Down Road East	0.08 miles
4	Beaconfield Road	0.12 miles
5	Corondale Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	18.19 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	1.62 miles
2	Plymouth Stonehouse Ferry Terminal	1.85 miles
3	Plymouth Ferry Terminal	1.88 miles
4	Torpoint Ferry Terminal	1.95 miles
5	Plymouth (Barbican) Landing Stage	2.08 miles

Testimonial 1



Peter Gough

Selling a house can be a bit stressful. However, most of that was taken away by the team at Lang Town & Country at Plymstock. We were always kept informed and when the marketing needed tweaking they were quick to advise but it didn't feel like you were being pressured. We got our sale and it was thanks to their hard work.

A big thank you to the whole team.

Testimonial 2



Simon Sutherland

A really positive experience from a very friendly and efficient team at Lang Town & Country who kept me informed at every stage of the process and made things simplistic and easy to negotiate from start to finish! Would definitely recommend to friends & family and will use again in the future, should the need arise?!

Testimonial 3



Gail Lord

Lang Town & Country Plymstock were an absolute pleasure to deal with and helped with every step of the purchase of our home until completion. Their staff are friendly, professional and knowledgeable and I would have no hesitation in recommending their services which are outstanding. Thank you.

Testimonial 4



Samantha Carrington

Delighted with the support we had from the whole team at Lang Town & Country. From excellent advice on pricing and marketing, to being in touch throughout the whole process and keeping us informed, and helping us through the inevitable wobbles! We've now successfully completed our sale and would thoroughly recommend them.



/langproperty/



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Lang Town & Country

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