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# KFB: Key Facts For Buyers

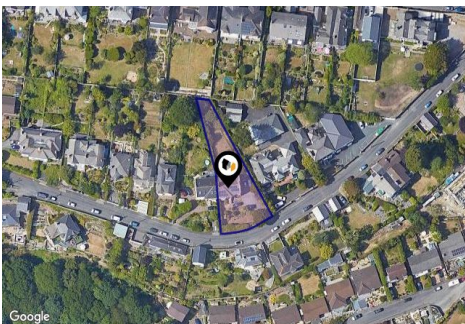
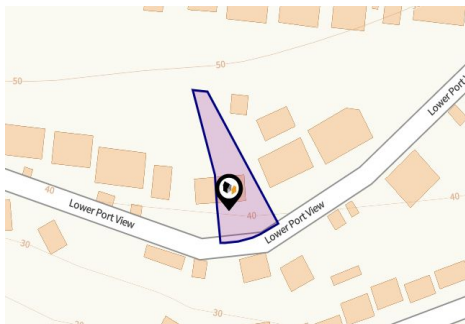
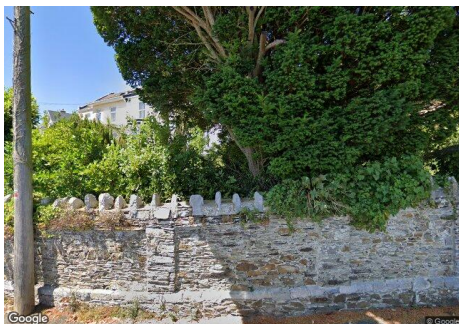
A Guide to This Property & the Local Area  
**Friday 22nd May 2026**



## LOWER PORT VIEW, SALTASH, PL12

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








## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,066 ft <sup>2</sup> / 192 m <sup>2</sup>		
<b>Plot Area:</b>	0.27 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£3,167		
<b>Title Number:</b>	CL27818		

## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



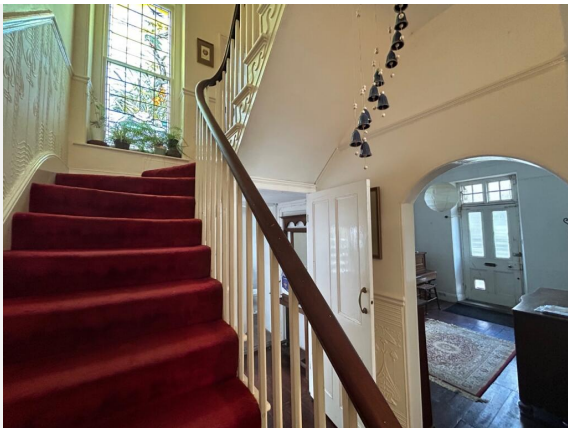
# Planning History

## This Address



Planning records for: *Lower Port View, Saltash, PL12*

<b>Reference - PA20/04335</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th June 2020
<b>Description:</b>	Partial demolition of front boundary wall and construction of a single garage







PL12

Energy rating

**D**

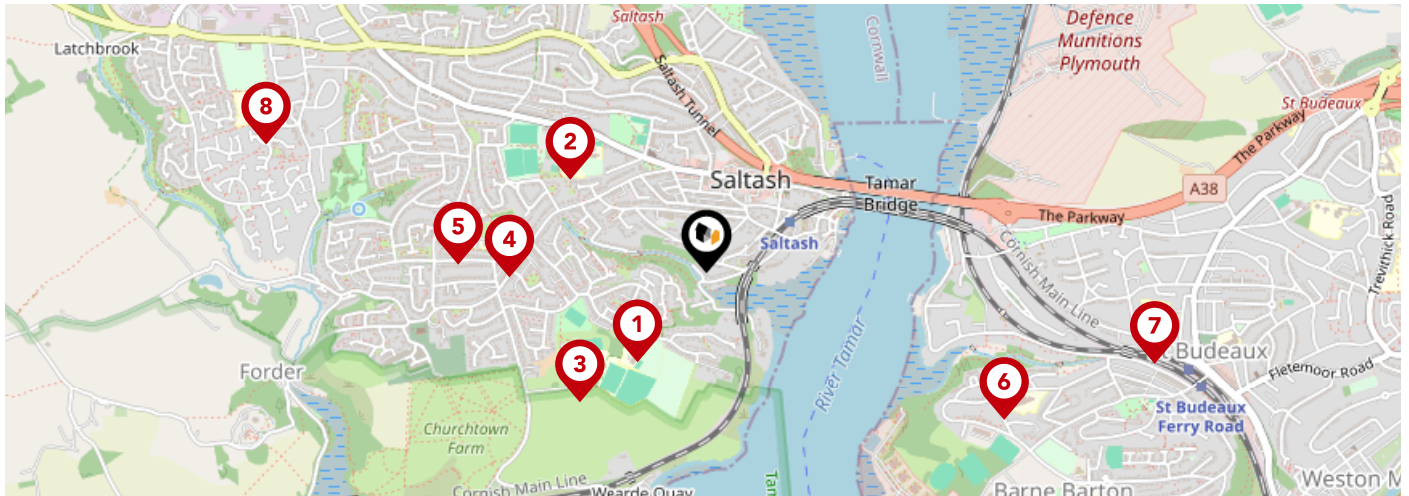
Valid until 13.09.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

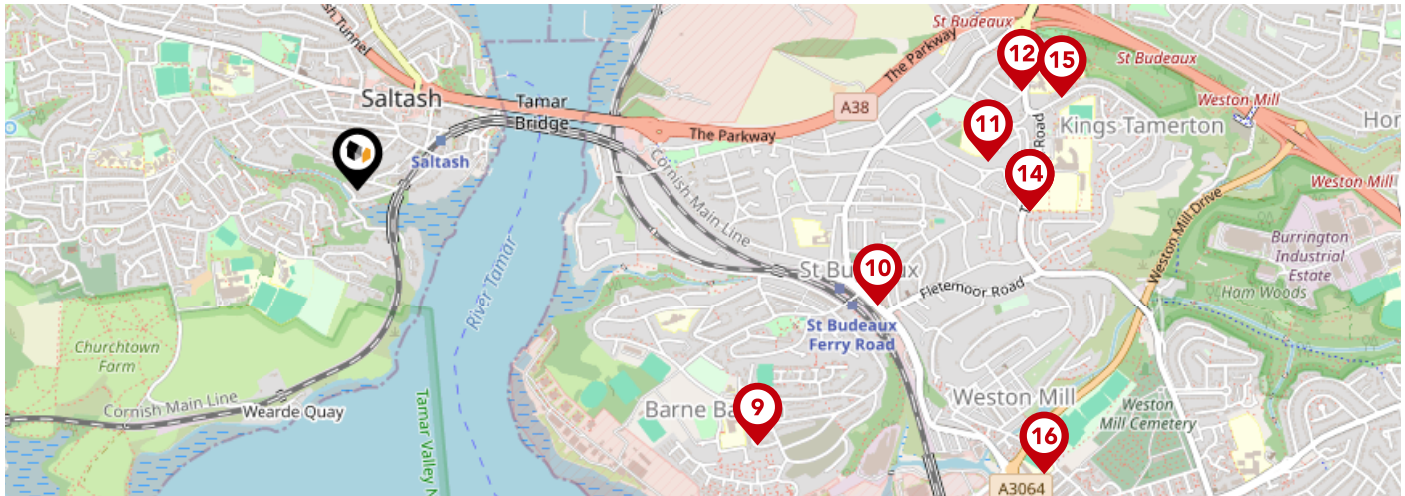
## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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 71% of fixed outlets
<b>Floors:</b>	To unheated space, no insulation (assumed)
<b>Total Floor Area:</b>	192 m <sup>2</sup>

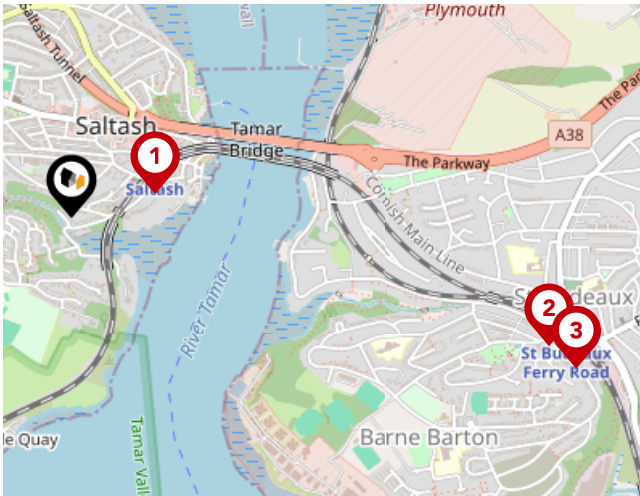


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bishop Cornish CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Brunel Primary &amp; Nursery Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Saltash Community School</b> Ofsted Rating: Requires improvement   Pupils: 1202   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Stephens (Saltash) Community Primary School</b> Ofsted Rating: Good   Pupils: 380   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fountain Head House School</b> Ofsted Rating: Not Rated   Pupils: 48   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Oneschool Global Uk Plymouth Campus</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Paul's Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 158   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Burraton Community Primary School</b> Ofsted Rating: Good   Pupils: 376   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



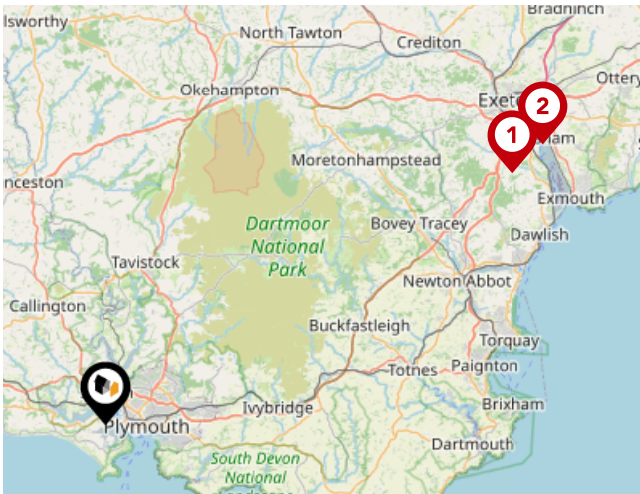
	Nursery	Primary	Secondary	College	Private
<b>9</b> <b>Riverside Community Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> <b>Victoria Road Primary</b> Ofsted Rating: Good   Pupils: 212   Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b> <b>Mount Tamar School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b> <b>Plaistow Hill Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 130   Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b> <b>Marine Academy Primary</b> Ofsted Rating: Outstanding   Pupils: 507   Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b> <b>Marine Academy Plymouth</b> Ofsted Rating: Good   Pupils: 973   Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b> <b>St Budeaux CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 106   Distance: 1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b> <b>Weston Mill Community Primary Academy</b> Ofsted Rating: Good   Pupils: 211   Distance: 1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



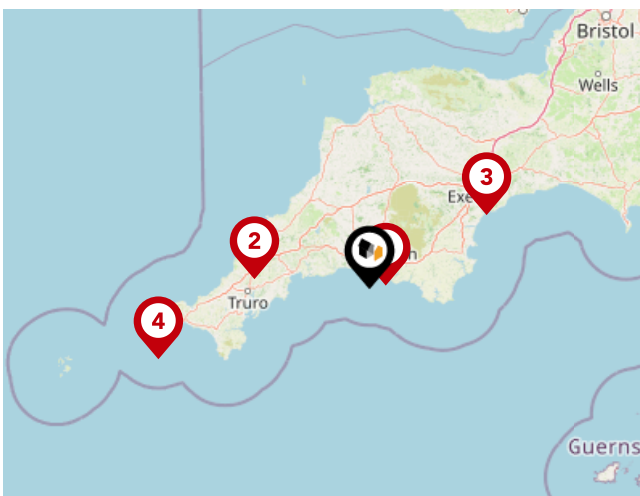
## National Rail Stations

Pin	Name	Distance
1	Saltash Rail Station	0.2 miles
2	St Budeaux Victoria Road Rail Station	1.17 miles
3	St Budeaux Ferry Road Rail Station	1.24 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.06 miles
2	M5 J30	39.15 miles

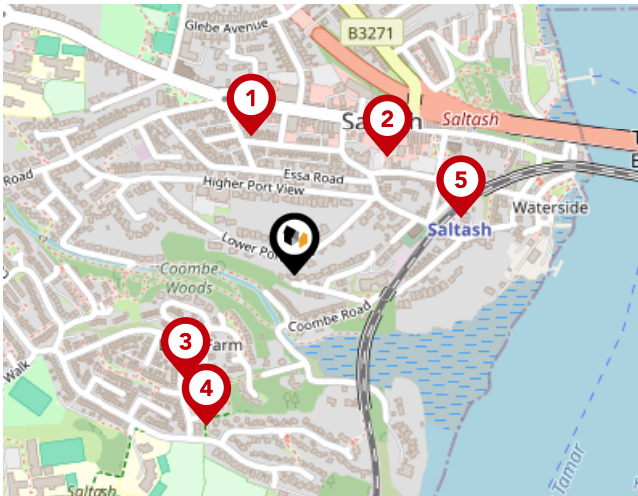


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.69 miles
2	St Mawgan	35 miles
3	Exeter Airport	41.59 miles
4	Joppa	67.66 miles

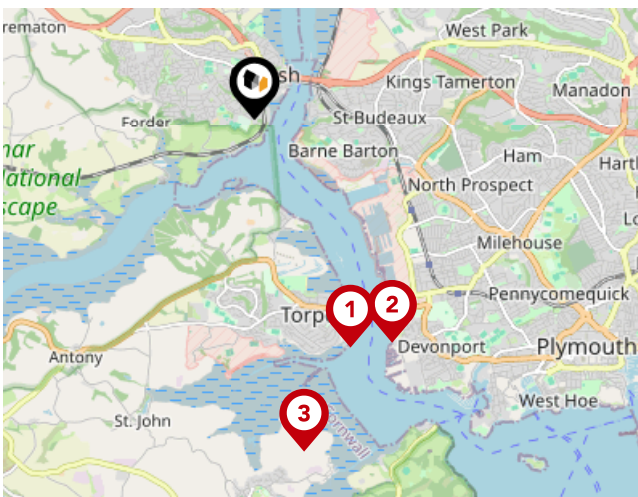
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fore Street Top	0.17 miles
2	Fore Street Bottom	0.18 miles
3	Babis Farm	0.18 miles
4	Babis Farm Way	0.21 miles
5	Railway Station	0.21 miles



### Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.34 miles
2	Devonport Ferry Terminal	2.47 miles
3	Cawsand Beach Ferry Landing Pier	3.17 miles



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The business is headed up by a team of Directors who specialise in their own chosen fields. This unique attribute sets us apart from the competition and offers clients a chance to deal with leading, local property experts. This ensures that you receive the best possible advice whether you are selling, letting or buying.

## Testimonial 1



Have used Lang Town & Country as my letting agent for many years. They have consistently found me an excellent quality of tenant paying a fair rent and staying long periods of time.

## Testimonial 2



Very good service from Lang Town & Country who have managed our rental property over many years. Claire has been great with the letting and Nicky is always really helpful with any property management issues, which is ideal for the landlords. Many thanks!

## Testimonial 3



Really, really great service from the Lang Town & Country Lettings team. They have been a brilliant help in my move to Cornwall and have always answered my queries straight away. It has made the process really relaxing. Special thanks to Rebecca and Matthew.

## Testimonial 4



Wonderful experience in letting an apartment through Lang Town & Country, especially as I had only just arrived in the country. Christine Ingram from lettings was particularly helpful, going out of her way in identifying the property and organising my move smoothly. I would highly recommend their services.



/langproperty/



/langproperty



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6 The Broadway Plymstock Plymouth PL9  
7AU  
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