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KFB: Key Facts For Buyers

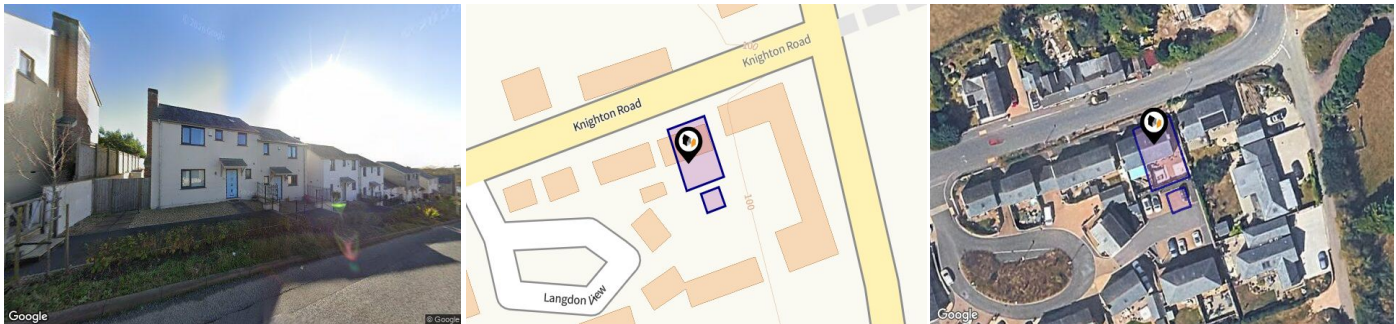
A Guide to This Property & the Local Area
Thursday 14th May 2026



KNIGHTON ROAD, WEMBURY, PLYMOUTH, PL9

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







Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	957 ft ² / 89 m ²		
Plot Area:	0.05 acres		
Year Built :	2019		
Council Tax :	Band D		
Annual Estimate:	£2,615		
Title Number:	DN719211		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)

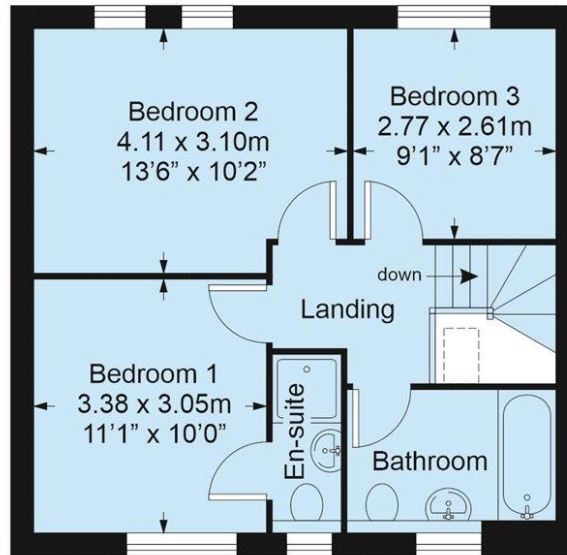


Satellite/Fibre TV Availability:



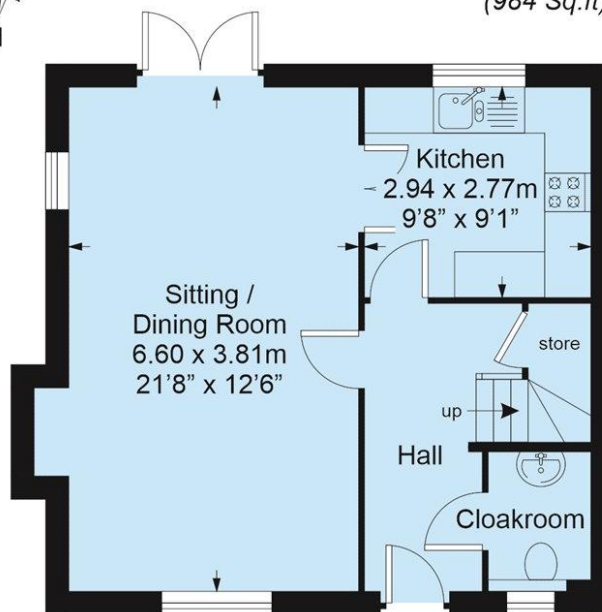
KNIGHTON ROAD, WEMBURY, PLYMOUTH, PL9

*NB. This Floor Plan is for illustrative purposes only,
all dimensions are approximate.*



First Floor

Total area 91.4 Sq.m
(984 Sq.ft) Approx.



Ground Floor

Knighton Road, Wembury, PL9

Energy rating

B

Valid until 10.03.2029

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

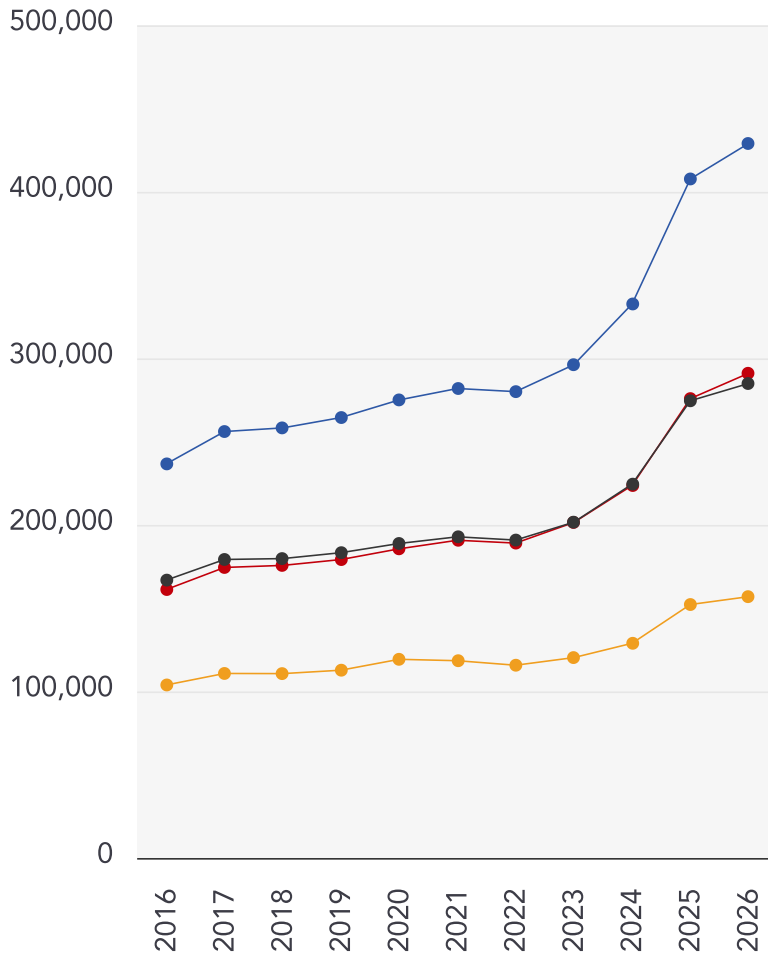
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.18 W/m-Â K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â K
Total Floor Area:	89 m ²

Market House Price Statistics



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



Detached

+81.29%

Terraced

+70.75%

Semi-Detached

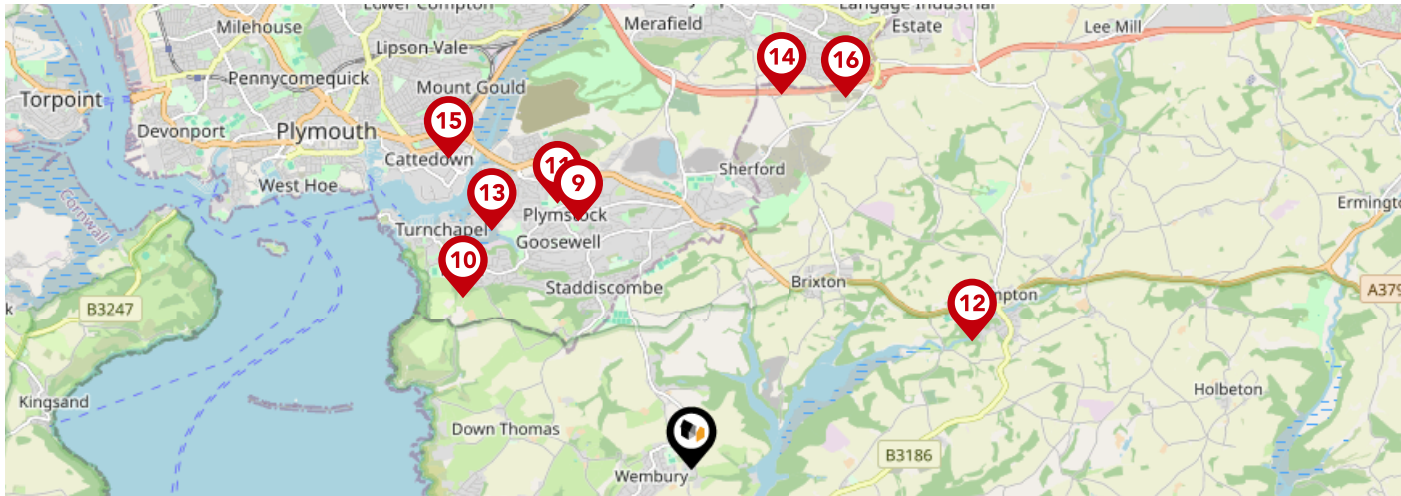
+80.53%









Flat

+51.03%

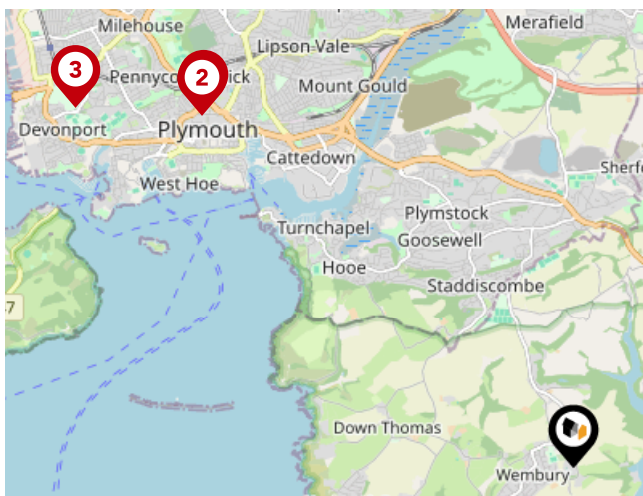


		Nursery	Primary	Secondary	College	Private
1	Wembury Primary School Ofsted Rating: Good Pupils: 184 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Newton Ferrers Church of England Primary School Ofsted Rating: Good Pupils: 125 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coombe Dean School Ofsted Rating: Good Pupils: 995 Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Church of England Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Goosewell Primary Academy Ofsted Rating: Good Pupils: 419 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Elburton Primary School Ofsted Rating: Outstanding Pupils: 465 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Morley Meadow Primary School Ofsted Rating: Good Pupils: 224 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sherford Vale School & Nursery Ofsted Rating: Good Pupils: 258 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



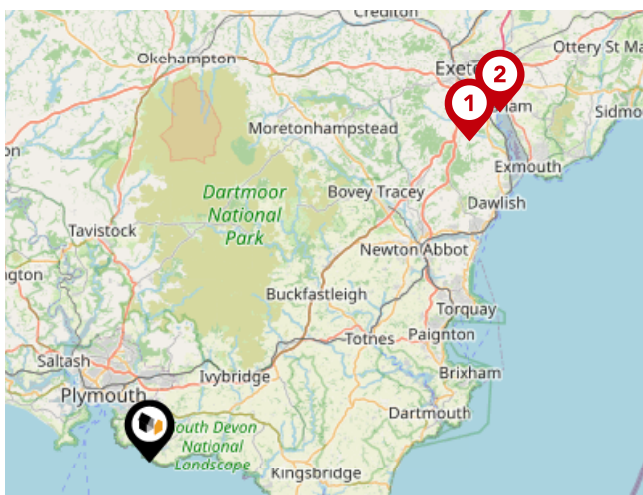
		Nursery	Primary	Secondary	College	Private
	Plymstock School Ofsted Rating: Good Pupils: 1671 Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hooe Primary Academy Ofsted Rating: Good Pupils: 212 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pomphlett Primary School Ofsted Rating: Good Pupils: 424 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yealmpton Primary School Ofsted Rating: Good Pupils: 180 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oreston Community Academy Ofsted Rating: Good Pupils: 419 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plympton St Maurice Primary School Ofsted Rating: Good Pupils: 187 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prince Rock Primary School Ofsted Rating: Outstanding Pupils: 408 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yealmpstone Farm Primary School Ofsted Rating: Good Pupils: 216 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



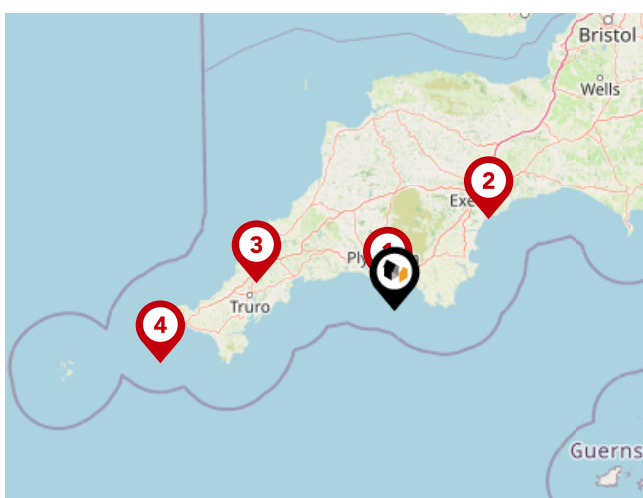
National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	4.85 miles
2	Plymouth Rail Station	4.84 miles
3	Devonport Rail Station	5.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.23 miles
2	M5 J30	37.4 miles

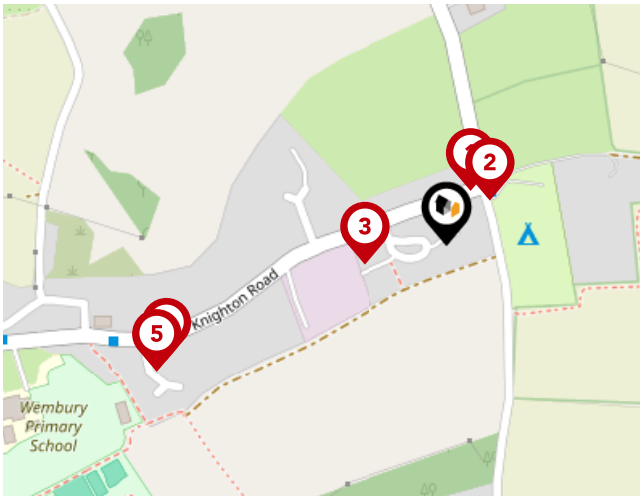


Airports/Helipads

Pin	Name	Distance
1	Glenholt	6.76 miles
2	Exeter Airport	39.78 miles
3	St Mawgan	42.31 miles
4	Joppa	72.69 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wembury Road	0.03 miles
2	Wembury Road	0.04 miles
3	Knighton Road	0.05 miles
4	Londis Shop	0.18 miles
5	Wembury Village	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Newton Ferrers Ferry Landing	1.18 miles
2	Warren Point Ferry Landing	1.29 miles
3	Noss Mayo Ferry Landing	1.32 miles



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