

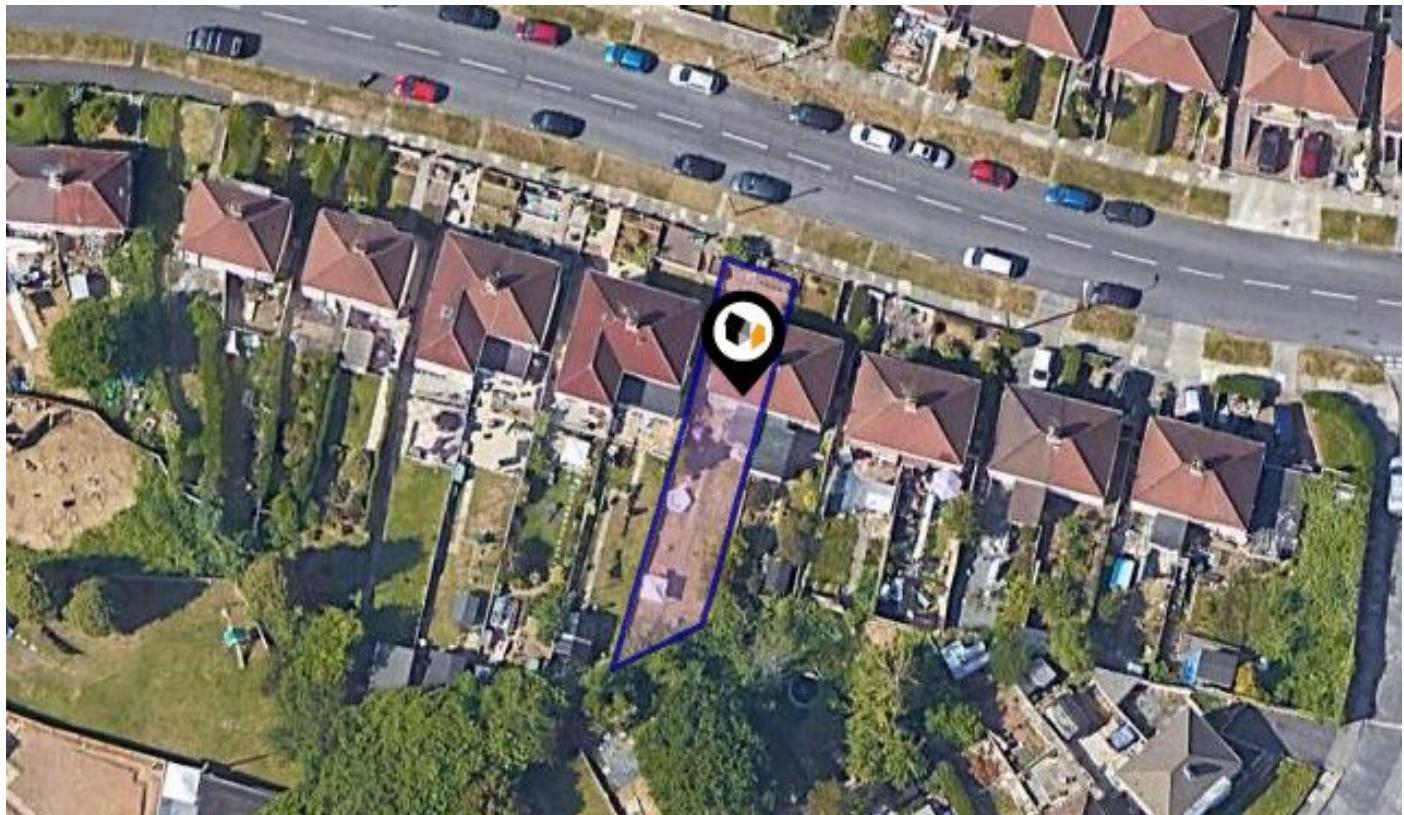


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th February 2026



FLETEMOOR ROAD, PLYMOUTH, PL5

6 The Broadway Plymstock Plymouth PL9 7AU

01752 456000

plymstock@langtownandcountry.com

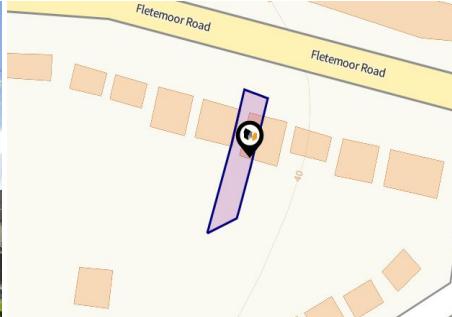
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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	613 ft ² / 57 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,809
Title Number:	DN466853

Tenure: Freehold

Local Area

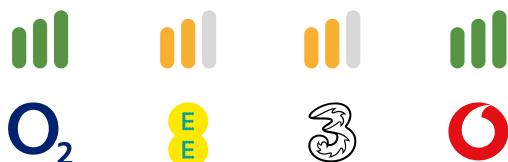
Local Authority:	City of Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14
mb/s **73**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



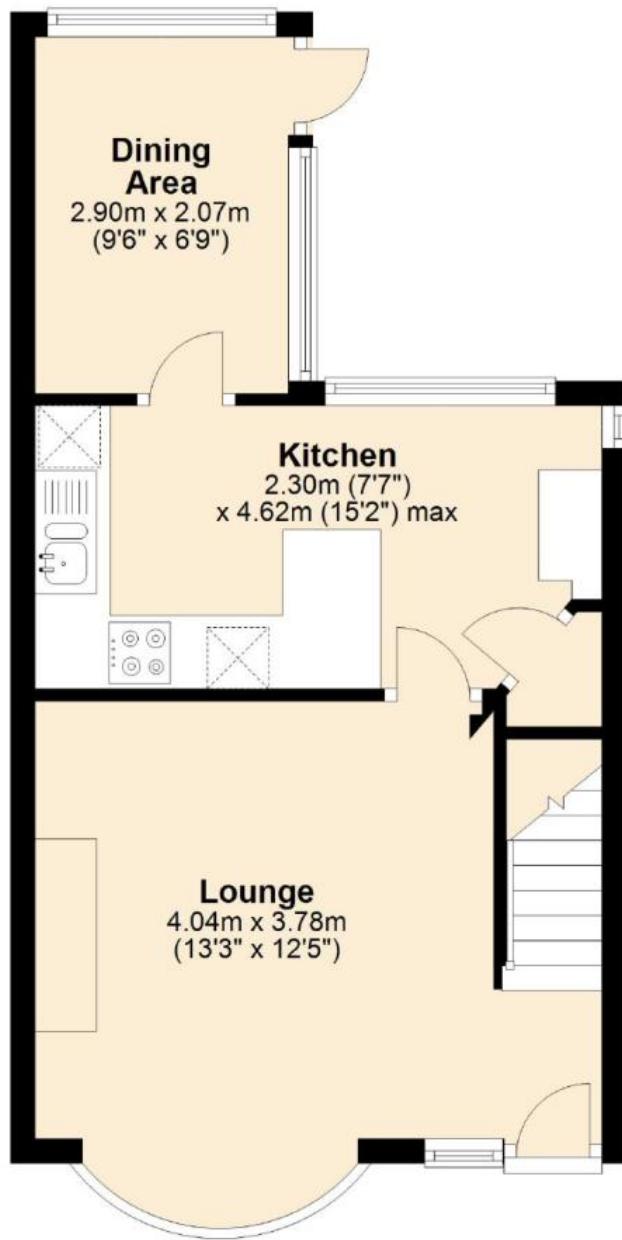
Satellite/Fibre TV Availability:



FLETEMOOR ROAD, PLYMOUTH, PL5

Ground Floor

Approx. 34.2 sq. metres (368.5 sq. feet)

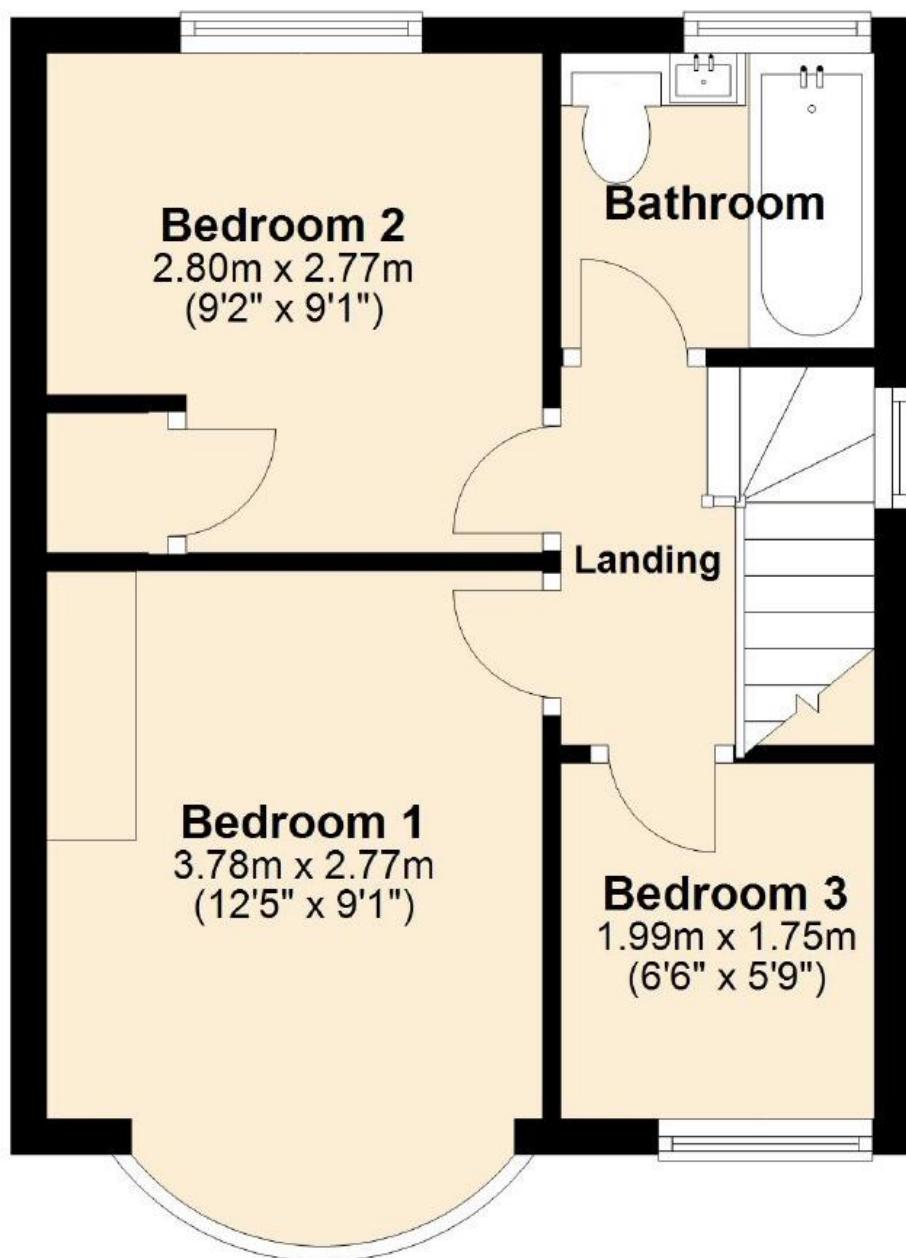


Total area: approx. 62.2 sq. metres (669.2 sq. feet)

FLETEMOOR ROAD, PLYMOUTH, PL5

First Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Property EPC - Certificate



Fletemoor Road, PL5

Energy rating

E

Valid until 06.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Property EPC - Additional Data

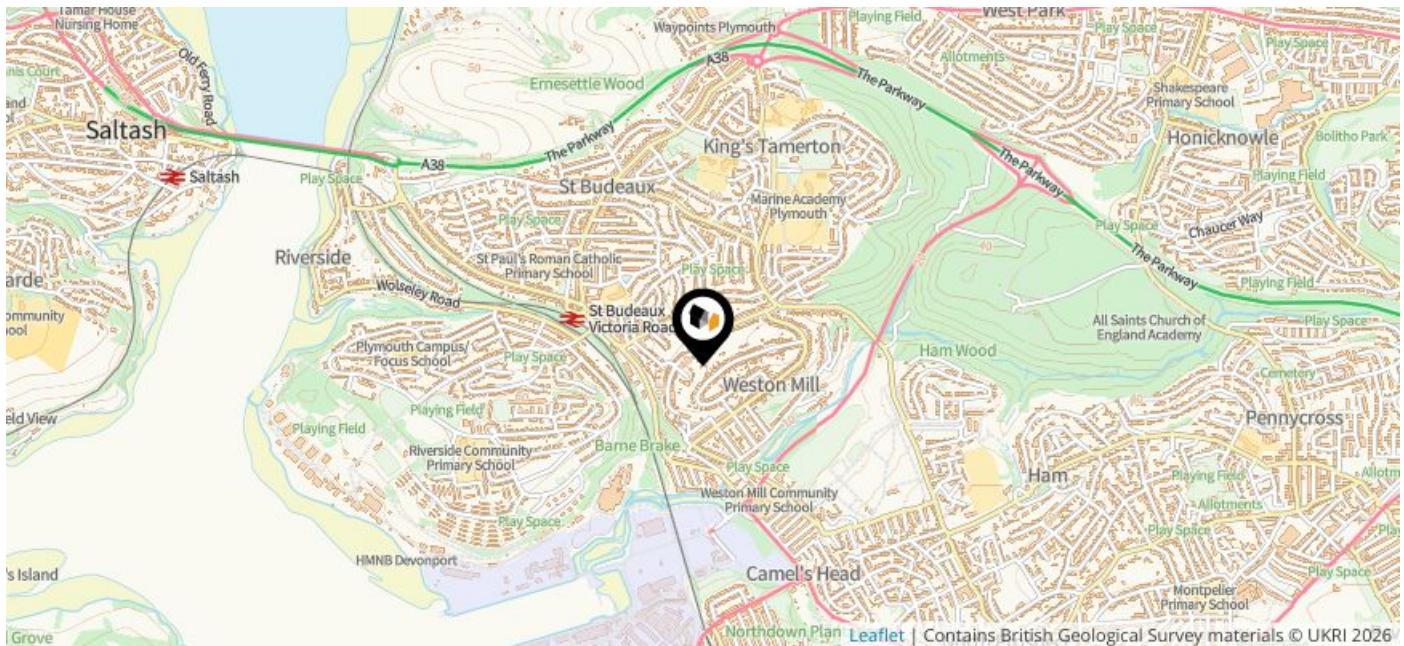


Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 22% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	57 m ²

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

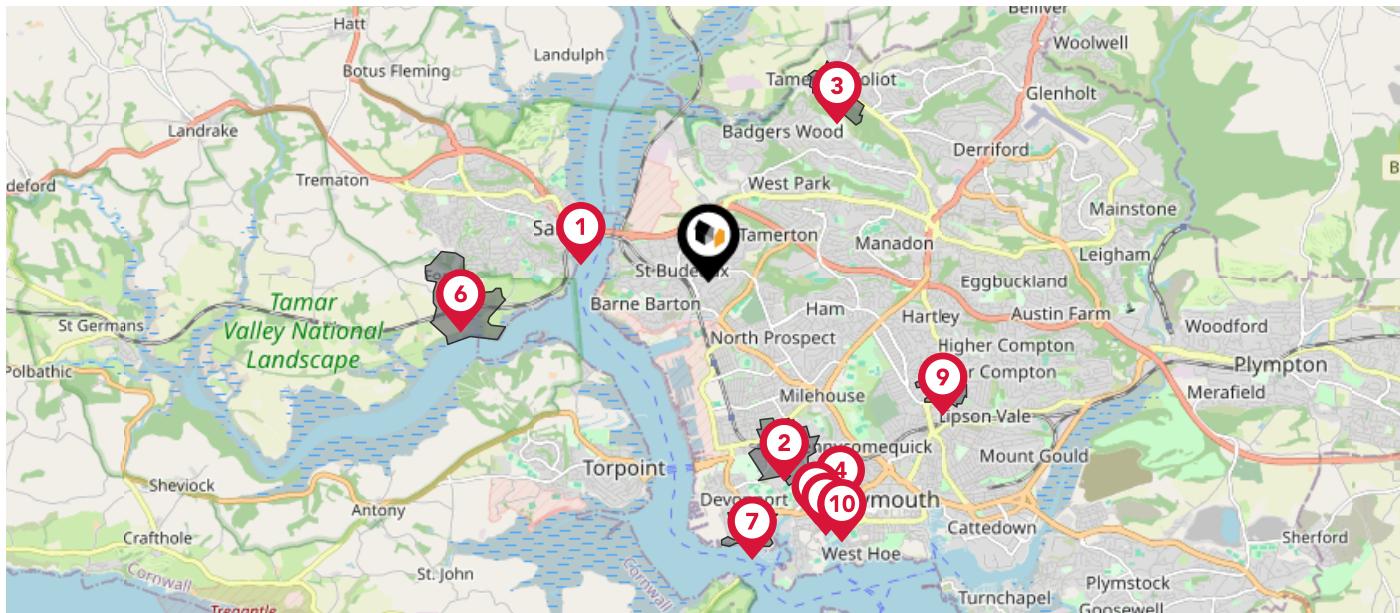
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



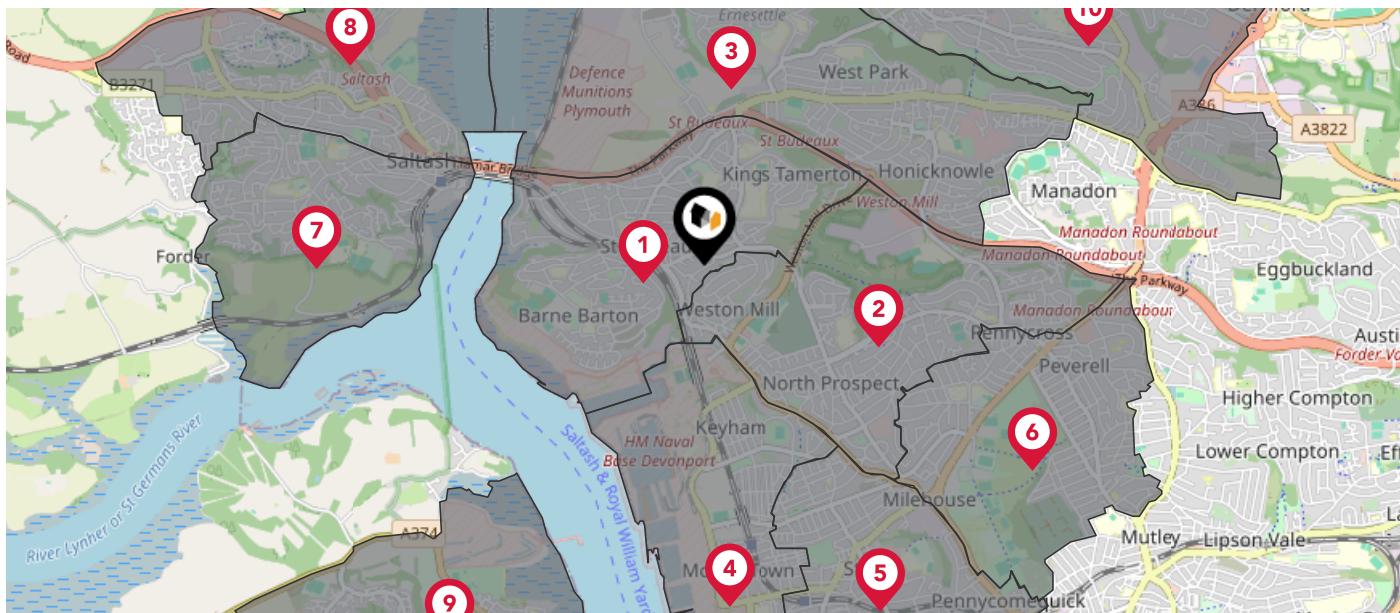
Nearby Conservation Areas

- 1 Lower Fore Street, Saltash
- 2 Stoke
- 3 Tamerton Foliot
- 4 North Stonehouse
- 5 Royal Naval Hospital
- 6 Forder and Antony Passage
- 7 Devonport
- 8 Adelaide Street/Clarence Place
- 9 Mannamead
- 10 Union Street

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



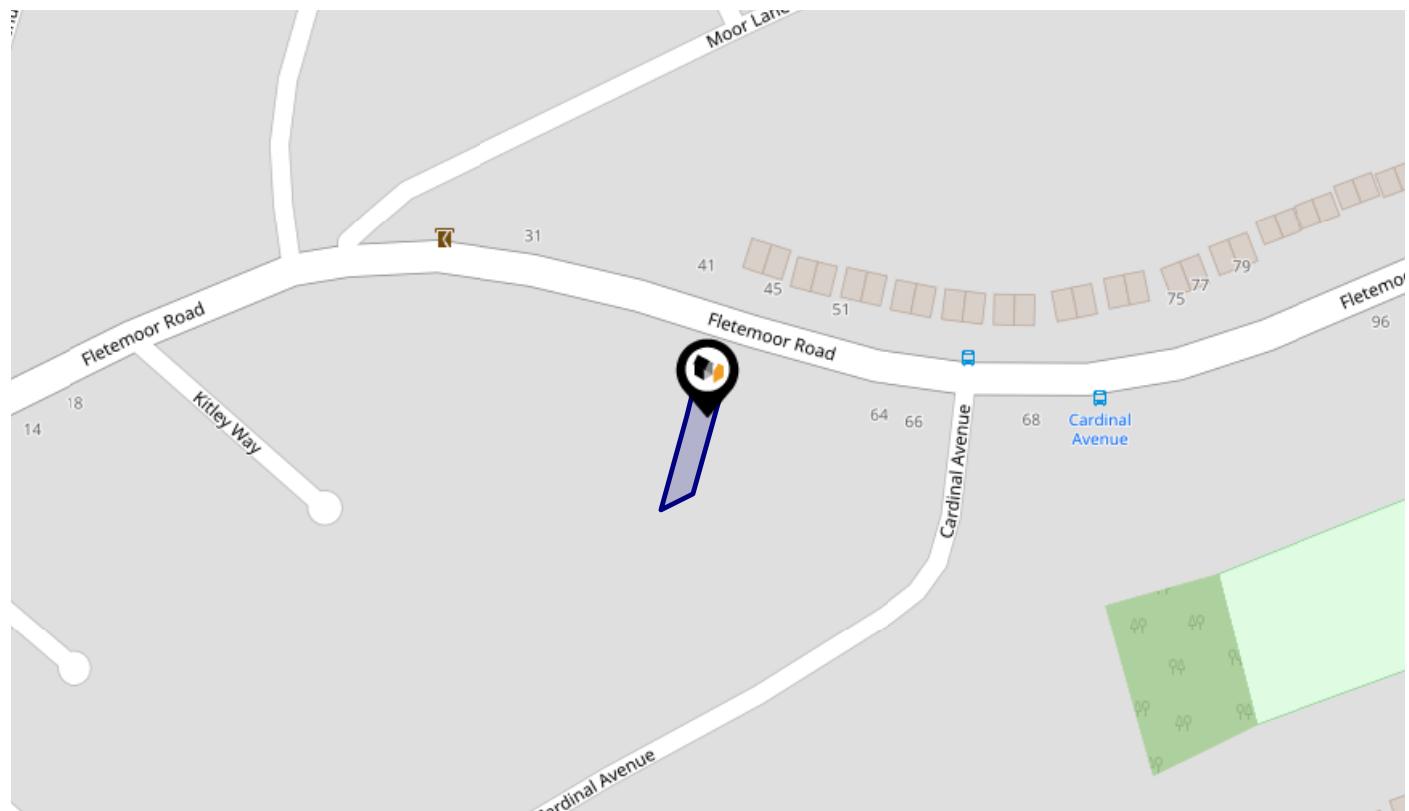
Nearby Council Wards

-  1 St. Budeaux Ward
-  2 Ham Ward
-  3 Honicknowle Ward
-  4 Devonport Ward
-  5 Stoke Ward
-  6 Peverell Ward
-  7 Saltash Essa ED
-  8 Saltash Tamar ED
-  9 Torpoint ED
-  10 Budshead Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

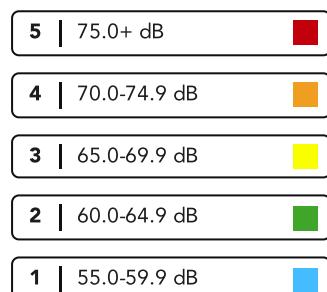


Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

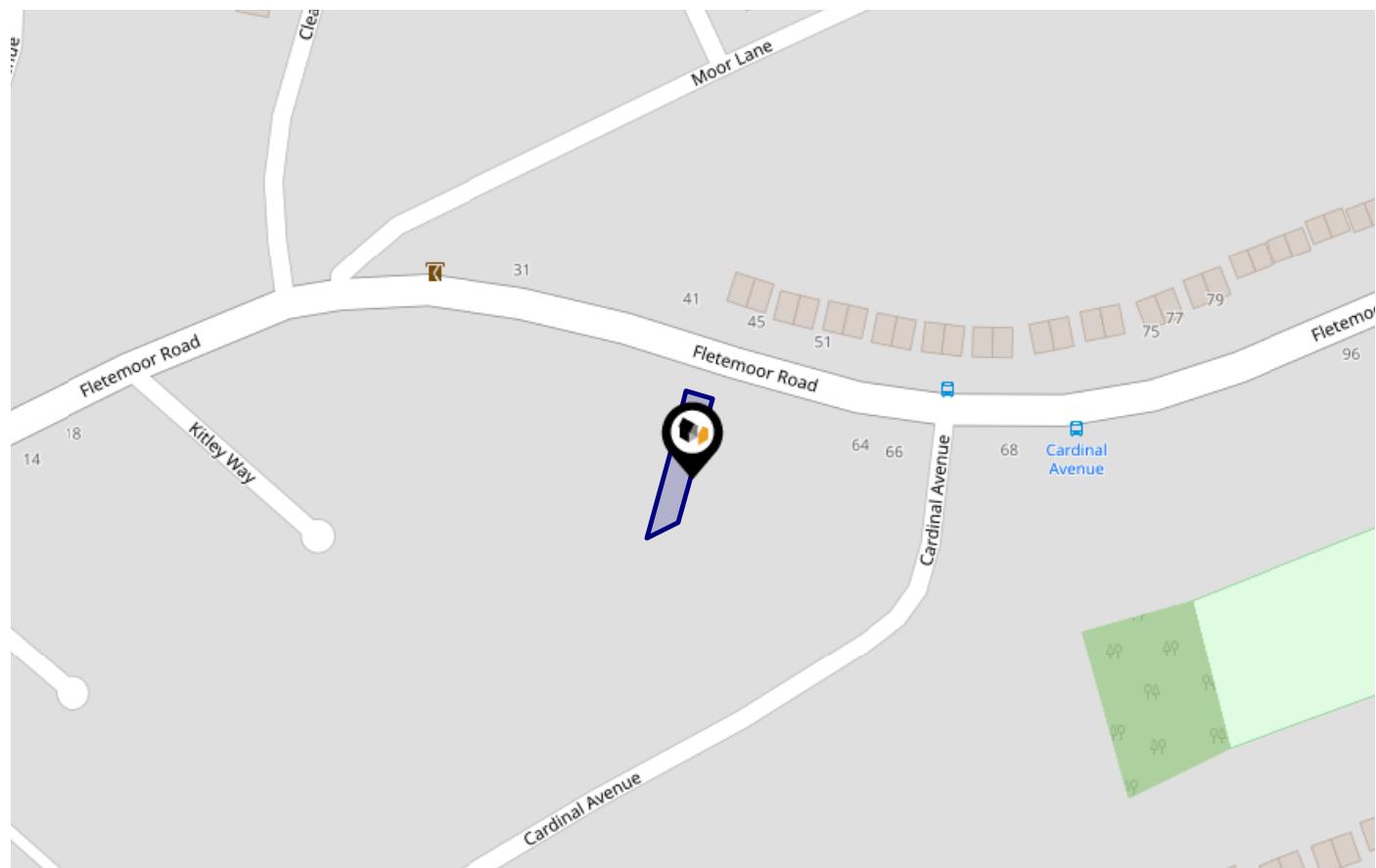
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

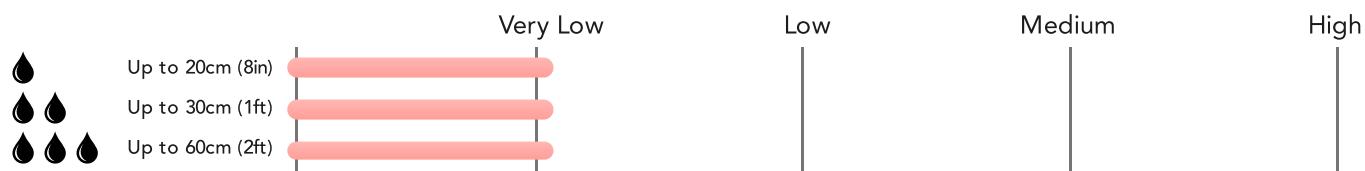


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

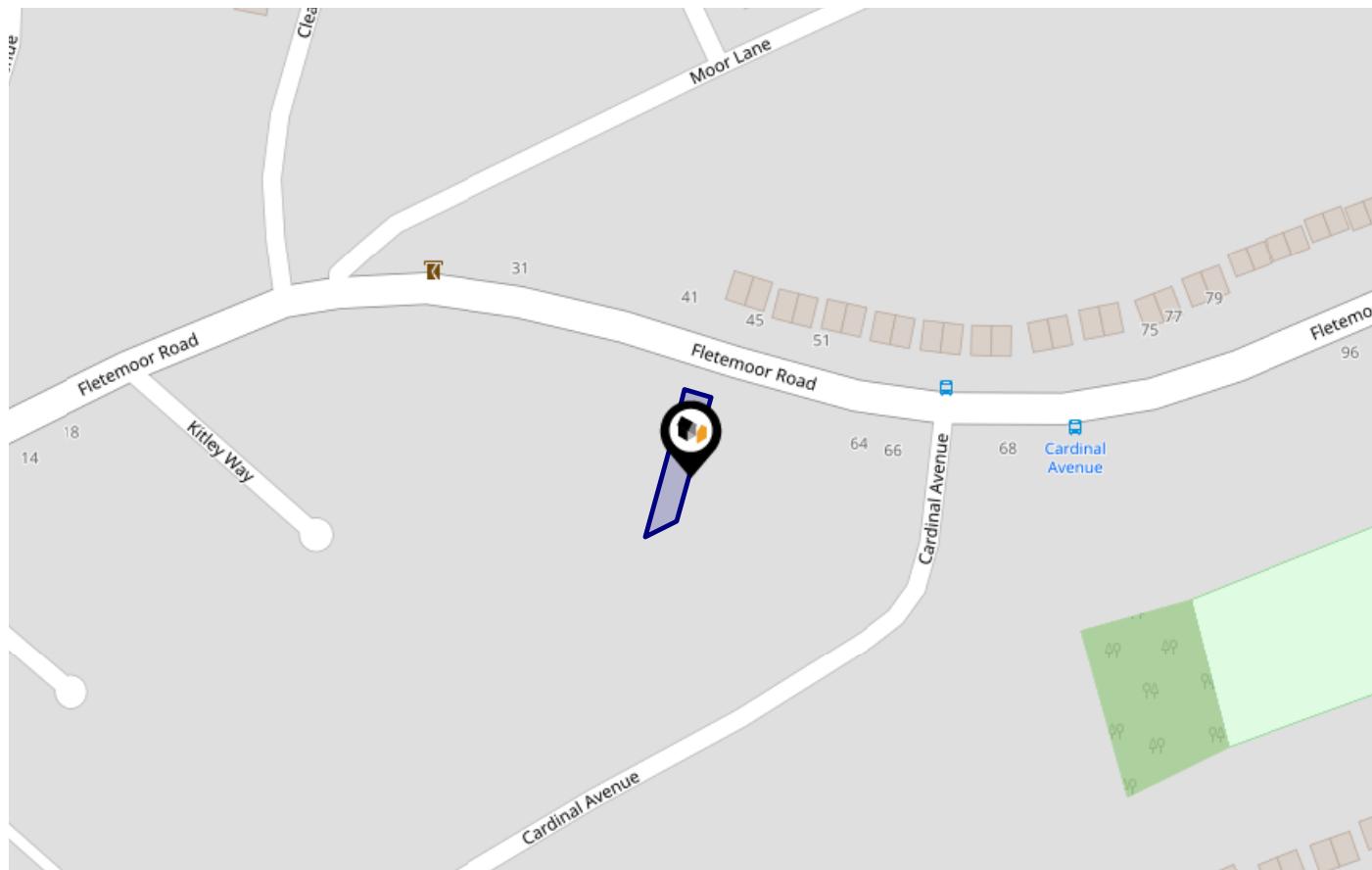
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

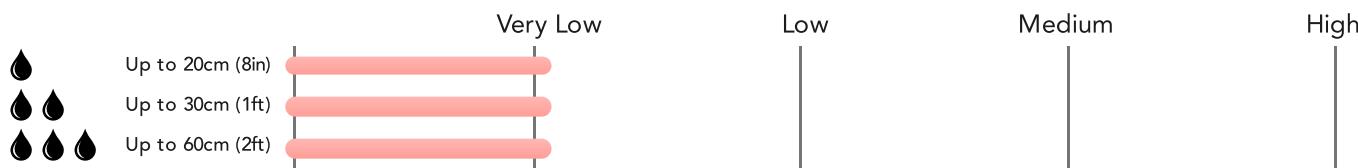


Risk Rating: Very low

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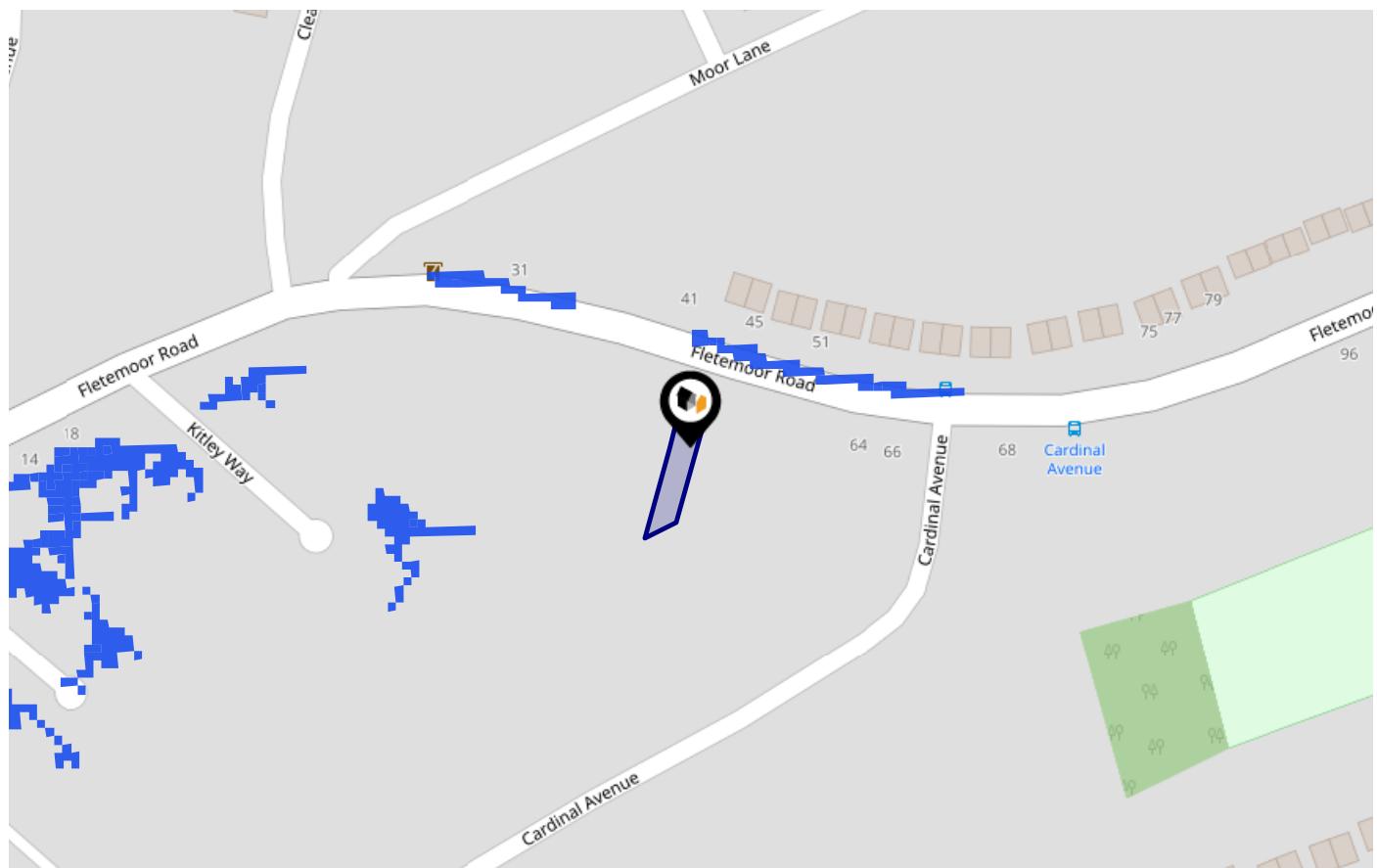
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

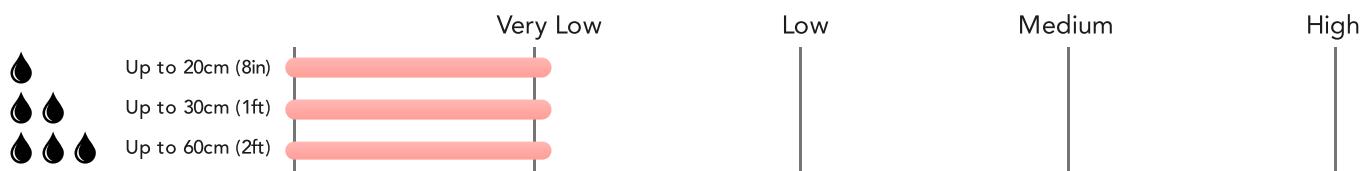


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

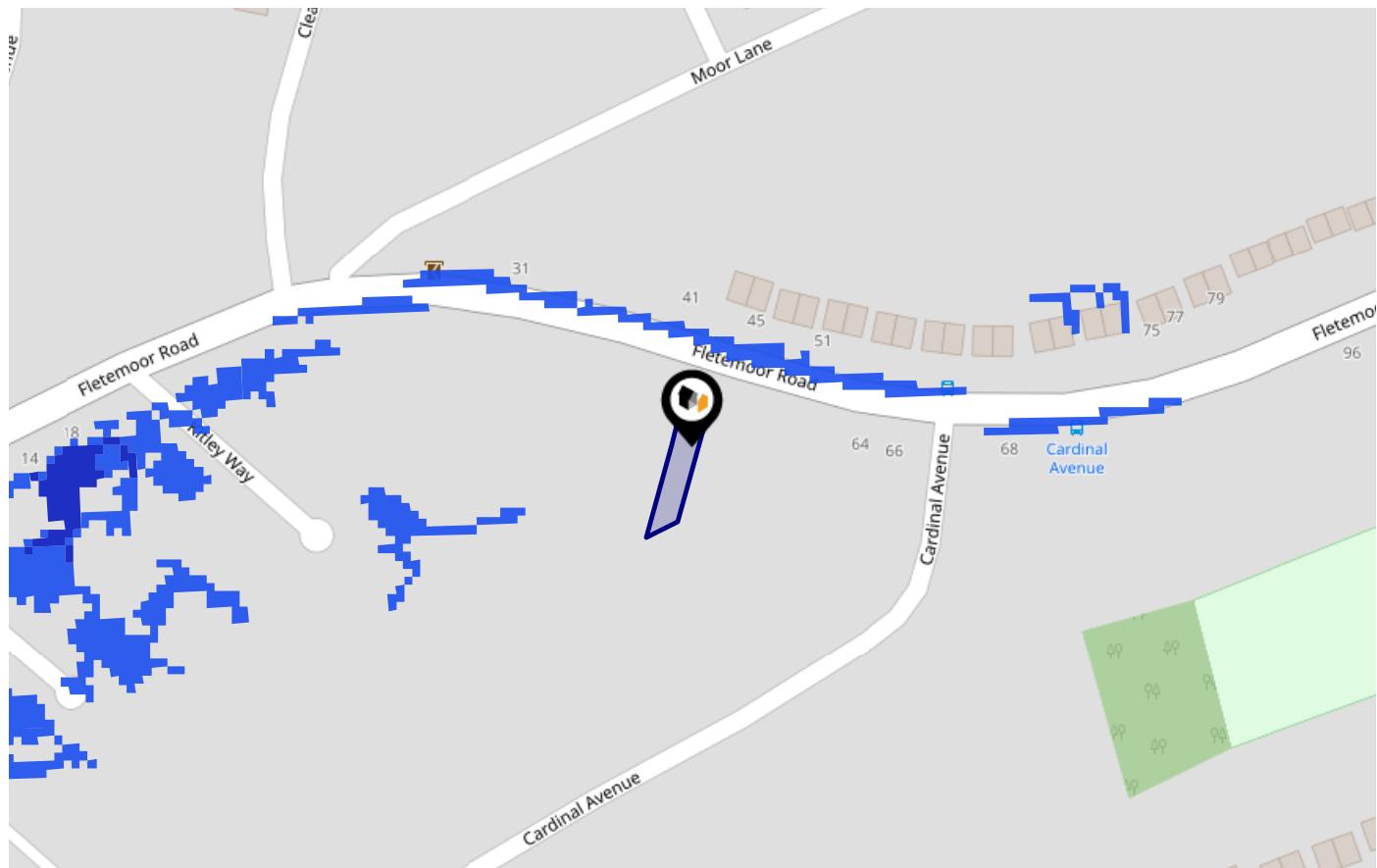
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

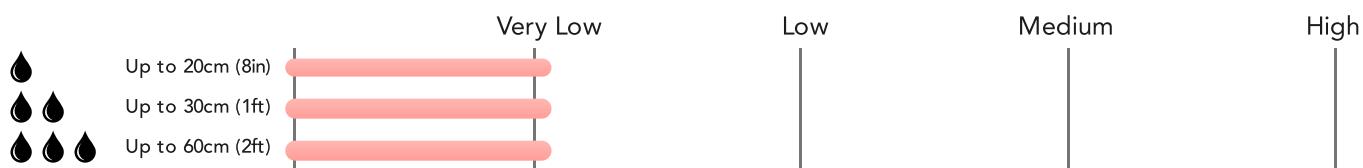


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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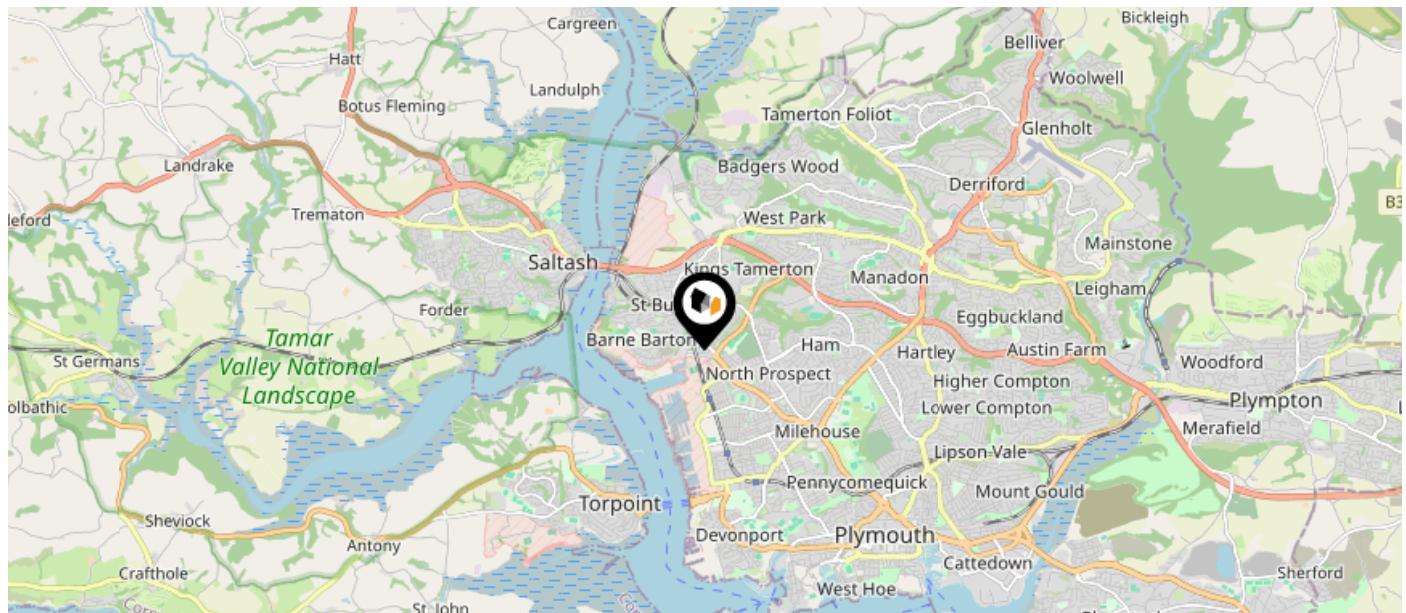
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



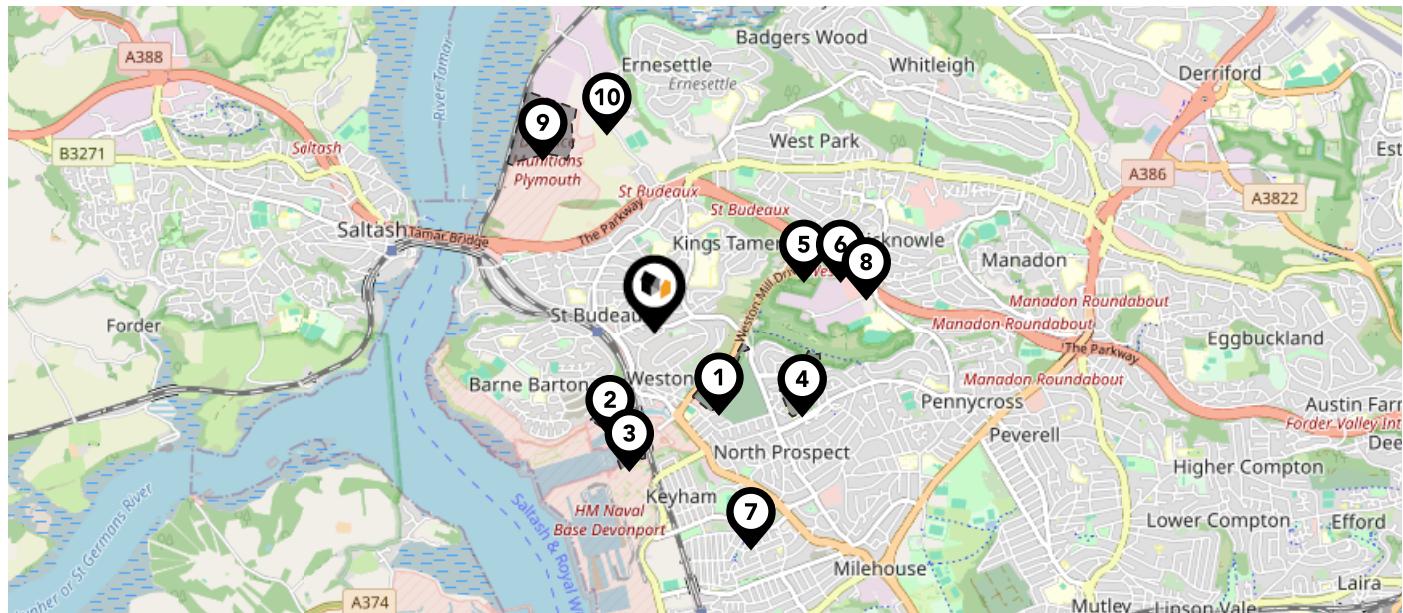
Nearby Green Belt Land

No data available.

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



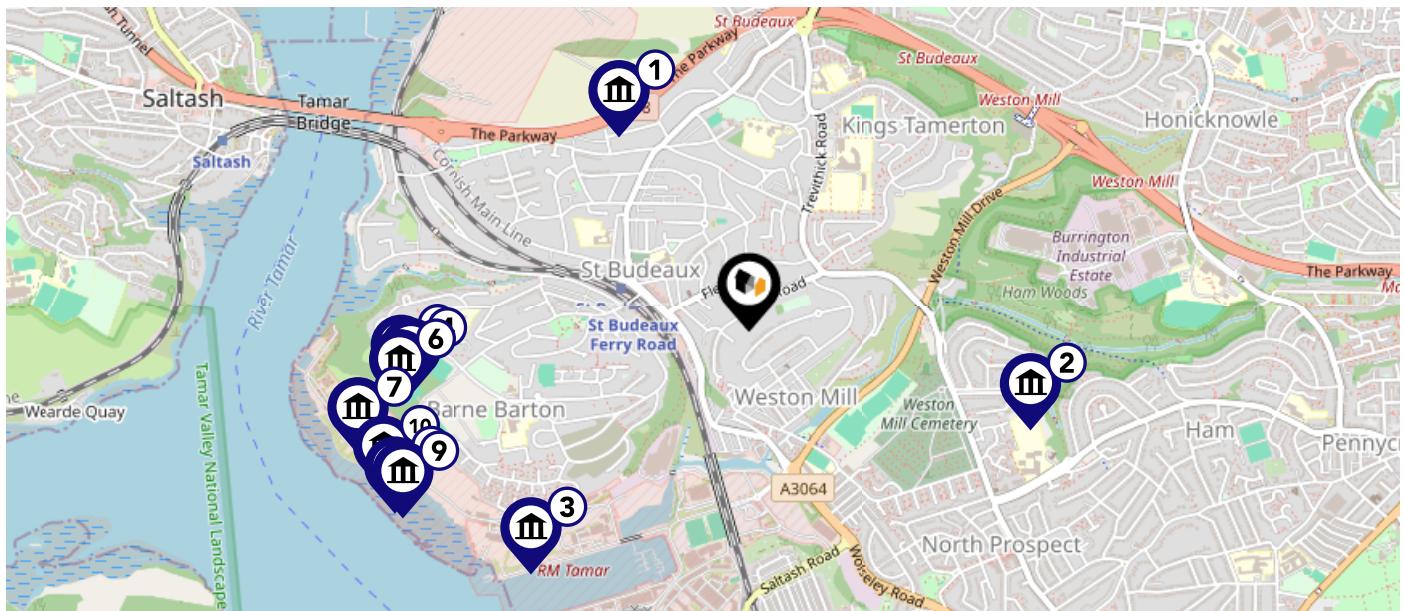
Nearby Landfill Sites

1	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill	<input type="checkbox"/>
2	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill	<input type="checkbox"/>
3	HMS Drake Recreation Ground-Camels Head, Plymouth	Historic Landfill	<input type="checkbox"/>
4	Ham-Ham, Plymouth	Historic Landfill	<input type="checkbox"/>
5	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill	<input type="checkbox"/>
6	Honicknowle Lane-Honicknowle Lane, Plymouth	Historic Landfill	<input type="checkbox"/>
7	Disused Railway Cutting-North Down, Devonport, Plymouth	Historic Landfill	<input type="checkbox"/>
8	Honicknowle To March Mill-Honicknowle To March Mill, Plymouth	Historic Landfill	<input type="checkbox"/>
9	Little Ernsettle-Little Ernsettle, Plymouth	Historic Landfill	<input type="checkbox"/>
10	Erniestle Lane-Erniestle Lane, Plymouth	Historic Landfill	<input type="checkbox"/>

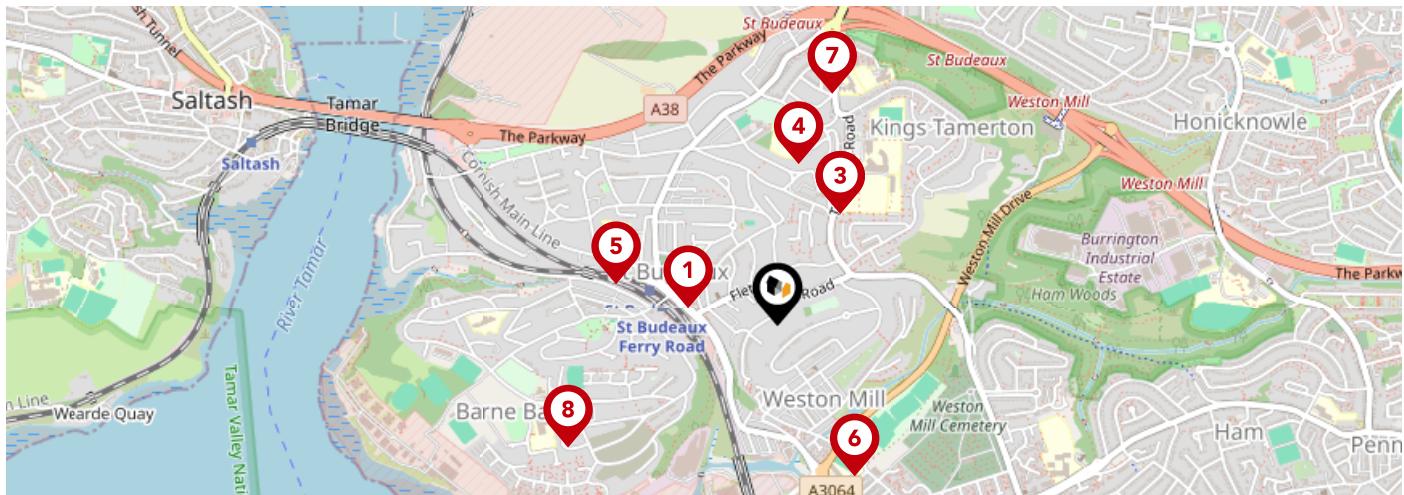
Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1330569 - Ernesettle House	Grade II	0.6 miles
 1386436 - Ham House	Grade II	0.7 miles
 1393318 - Building 124 (mixing House), Rnad Bull Point	Grade II	0.7 miles
 1390867 - Block Two (former Officers' Quarters) Bull Point Training Centre	Grade II	0.8 miles
 1390866 - Block One (former Soldiers' Quarters) Bull Point Barracks	Grade II	0.8 miles
 1322030 - Perimeter Wall And Attached Guard House, Magazine, Stables, Garage And Canteen	Grade II	0.8 miles
 1393249 - Entrance Gates And Wall To East Side Of Rnad Bull Point	Grade II	0.9 miles
 1393261 - Building 63 (empty Barrel And Case Store), Rnad Bull Point	Grade II	0.9 miles
 1393262 - Building 65 (shell Filling And Packing Workshop), Rnad Bull Point	Grade II	0.9 miles
 1393258 - Building 54 (press House, Rnad Bull Point	Grade II	0.9 miles



Nursery Primary Secondary College Private



Victoria Road Primary

Ofsted Rating: Good | Pupils: 212 | Distance: 0.22



Marine Academy Primary

Ofsted Rating: Outstanding | Pupils: 507 | Distance: 0.31



Marine Academy Plymouth

Ofsted Rating: Good | Pupils: 973 | Distance: 0.31



Mount Tamar School

Ofsted Rating: Not Rated | Pupils: 106 | Distance: 0.39



St Paul's Roman Catholic Primary School

Ofsted Rating: Good | Pupils: 158 | Distance: 0.39



Weston Mill Community Primary Academy

Ofsted Rating: Good | Pupils: 211 | Distance: 0.4



Plaistow Hill Primary and Nursery School

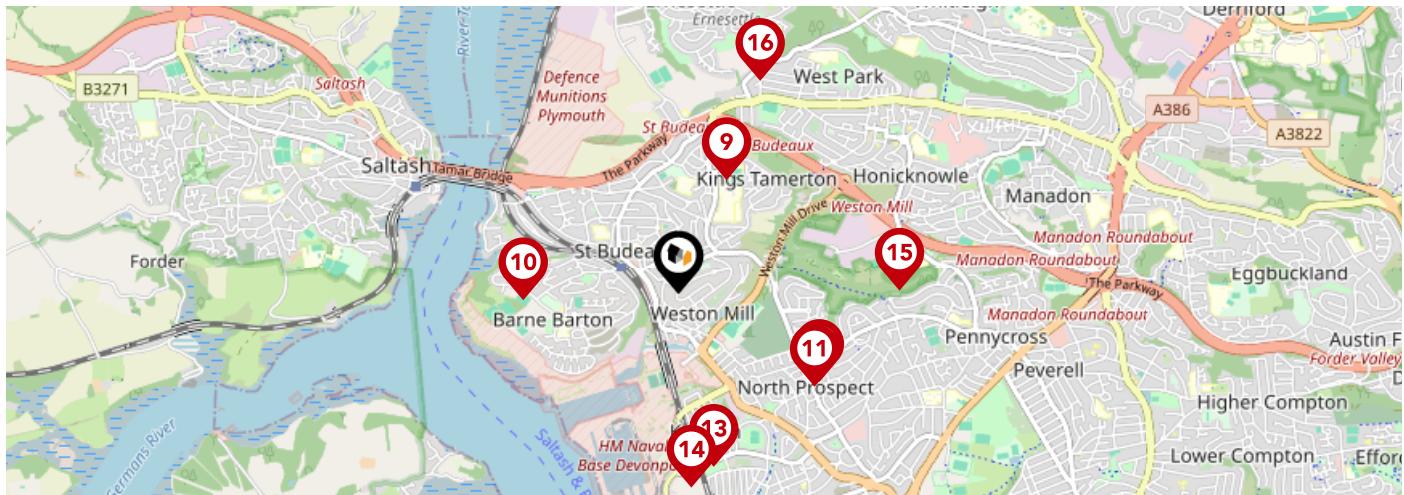
Ofsted Rating: Good | Pupils: 130 | Distance: 0.57



Riverside Community Primary School

Ofsted Rating: Good | Pupils: 445 | Distance: 0.57





Nursery Primary Secondary College Private



St Budeaux CofE Primary Academy

Ofsted Rating: Good | Pupils: 106 | Distance: 0.58



Oneschool Global Uk Plymouth Campus

Ofsted Rating: Not Rated | Pupils: 75 | Distance: 0.74



Mayflower Academy

Ofsted Rating: Outstanding | Pupils: 458 | Distance: 0.78



Ham Drive Nursery School and Day Care

Ofsted Rating: Good | Pupils: 78 | Distance: 0.79



Keyham Barton Catholic Primary School

Ofsted Rating: Good | Pupils: 146 | Distance: 0.83



Drake Primary Academy

Ofsted Rating: Good | Pupils: 173 | Distance: 0.92



All Saints Church of England Academy

Ofsted Rating: Good | Pupils: 616 | Distance: 1.04

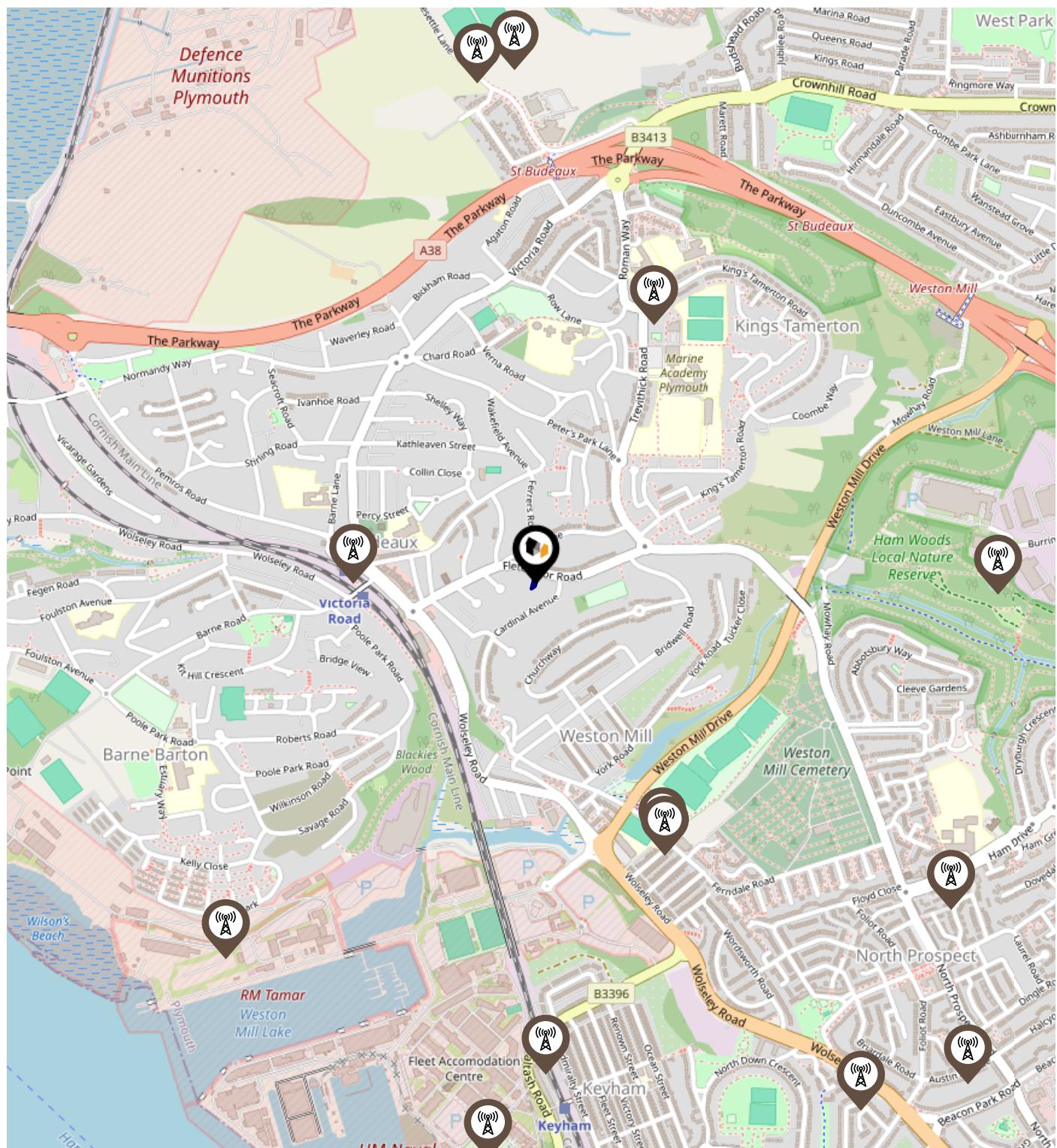


Ernesettle Community School

Ofsted Rating: Outstanding | Pupils: 557 | Distance: 1.07



Local Area Masts & Pylons



Key:

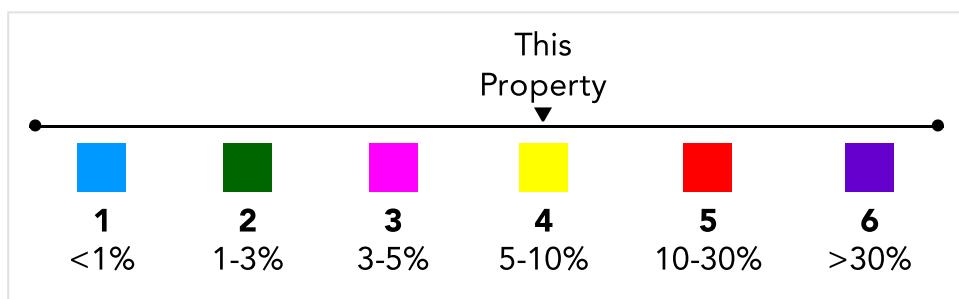
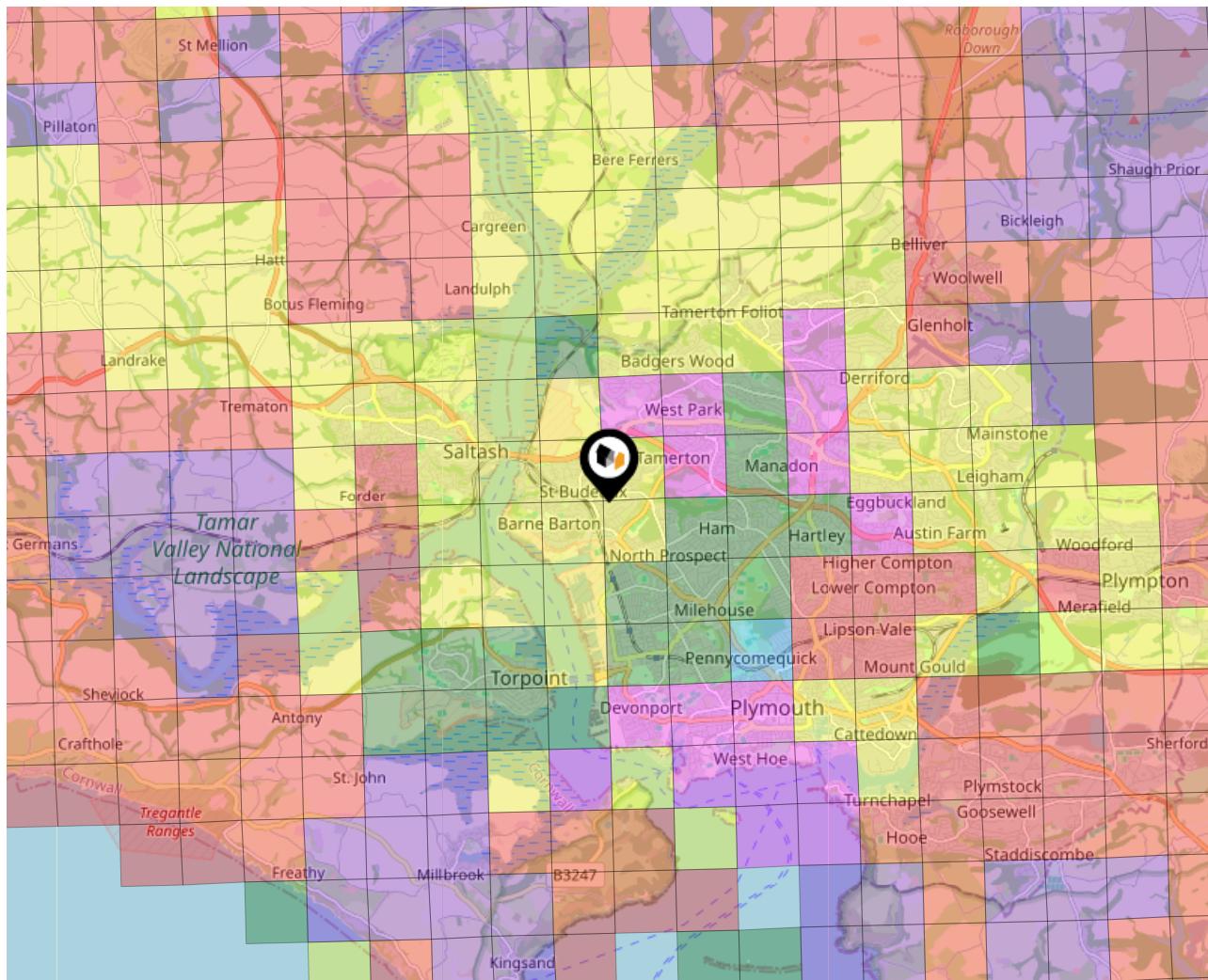
- Power Pylons
- Communication Masts

Environment

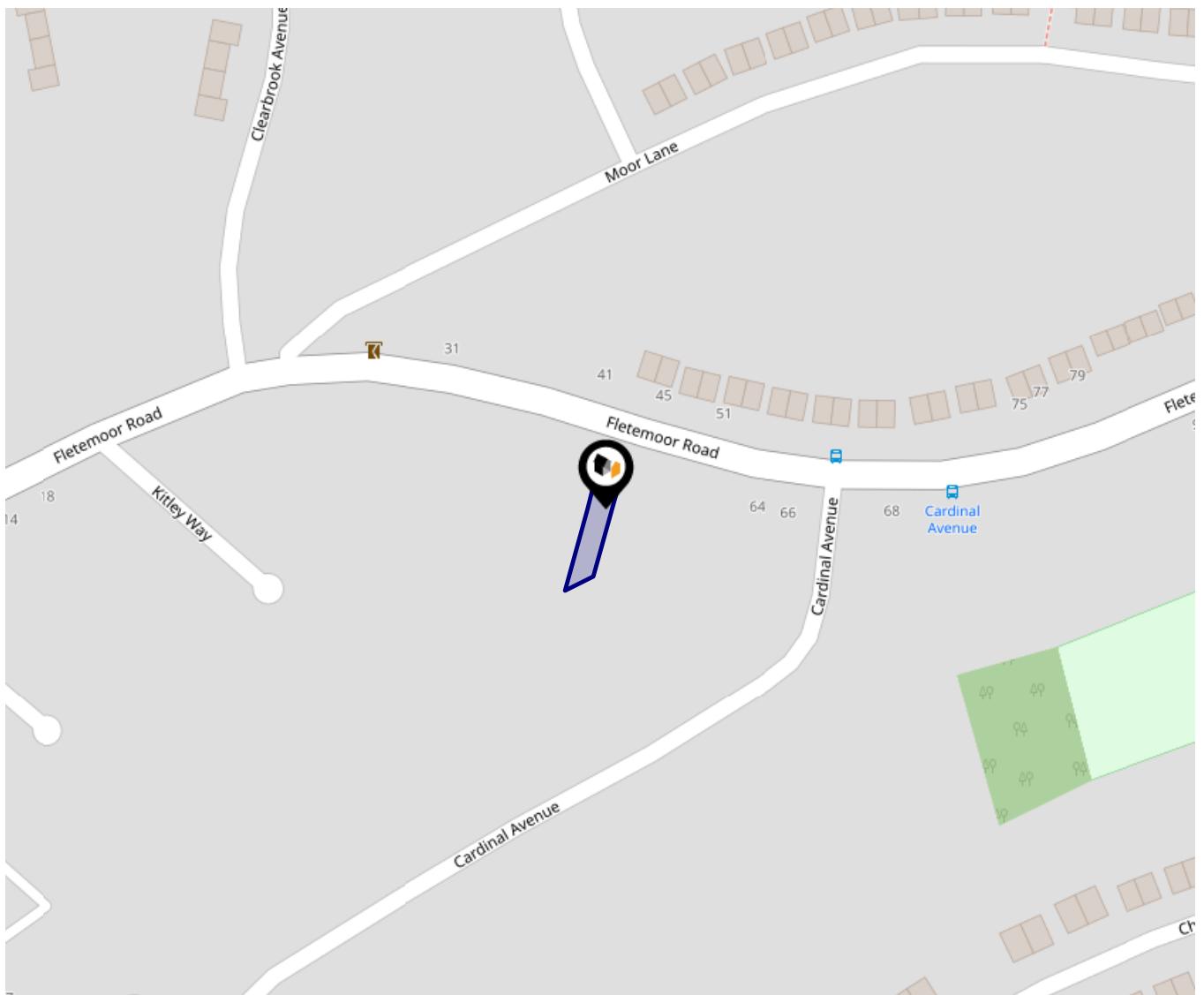
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



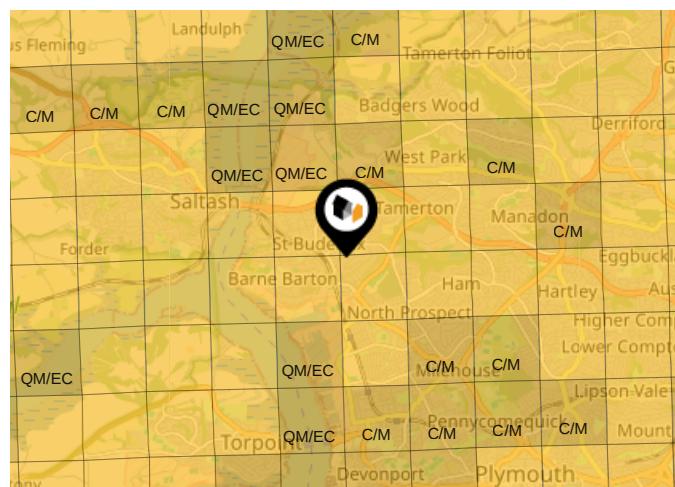
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

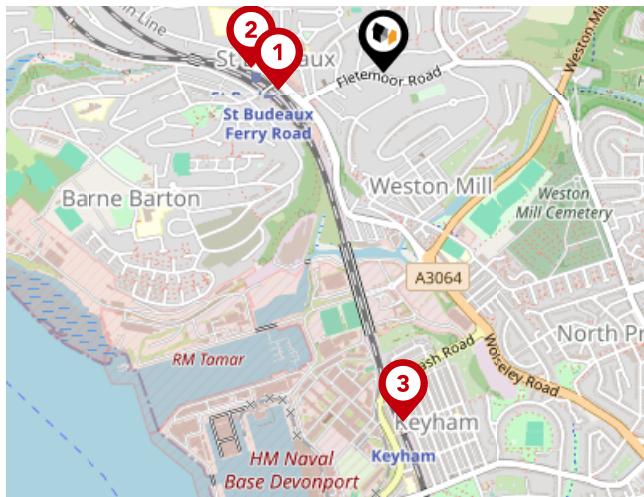
Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

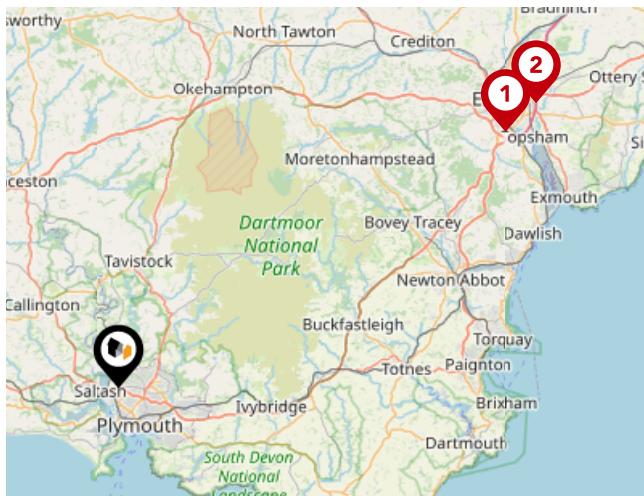
C/M	Claystone / Mudstone
FPC, S	Floodplain Clay, Sand / Gravel
FC, S	Fluvial Clays & Silts
FC, S, G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC, S	River Clay & Silt
RC, FS	Riverine Clay & Floodplain Sands and Gravel
RC, FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	St Budeaux Ferry Road Rail Station	0.25 miles
2	St Budeaux Victoria Road Rail Station	0.32 miles
3	Keyham Rail Station	0.82 miles



Trunk Roads/Motorways

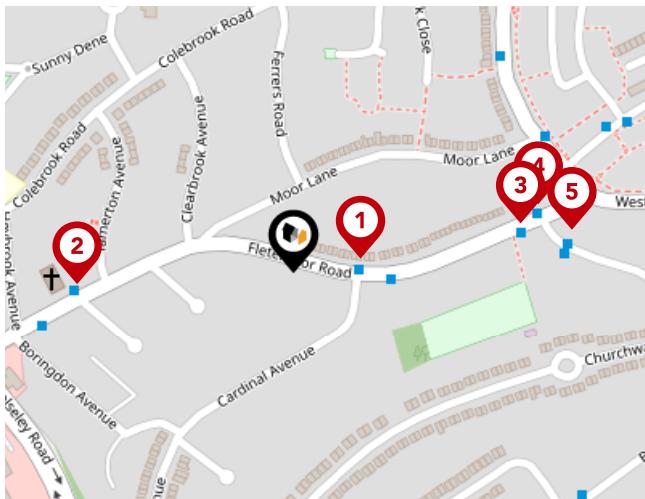
Pin	Name	Distance
1	M5 J31	35.02 miles
2	M5 J30	38.13 miles



Airports/Helipads

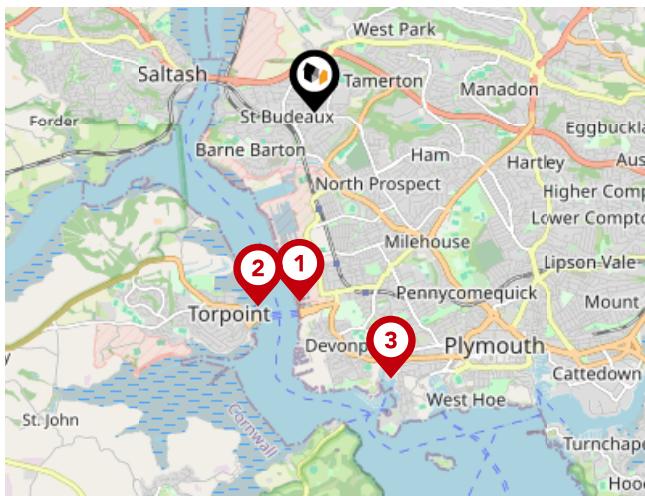
Pin	Name	Distance
1	Glenholt	3.43 miles
2	St Mawgan	36.46 miles
3	Exeter Airport	40.57 miles
4	Joppa	68.94 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cardinal Avenue	0.04 miles
2	Tamerton Avenue	0.13 miles
3	Flete Moor Road Top	0.14 miles
4	Flete Moor Road Top	0.15 miles
5	Bridwell Road Top	0.17 miles



Ferry Terminals

Pin	Name	Distance
1	Devonport Ferry Terminal	1.79 miles
2	Torpoint Ferry Terminal	1.91 miles
3	Plymouth Stonehouse Ferry Terminal	2.62 miles

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



6 The Broadway Plymstock Plymouth PL9

7AU

01752 456000

plymstock@langtownandcountry.com

www.langtownandcountry.com



Land Registry

