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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 15th October 2026



GREEN LANE, YELVERTON, PL20

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

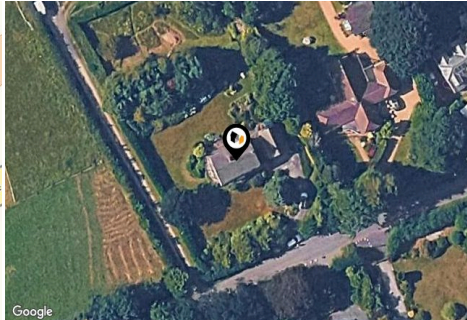
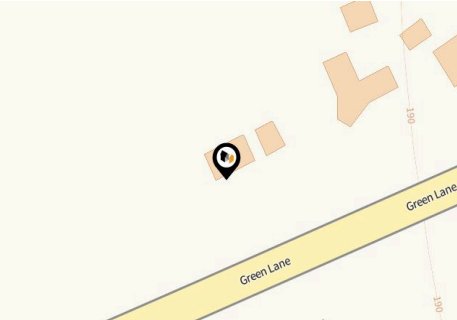
01752 456000

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Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,808 ft ² / 168 m ²
Council Tax :	Band G
Annual Estimate:	£4,509

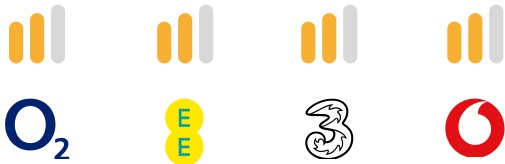
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

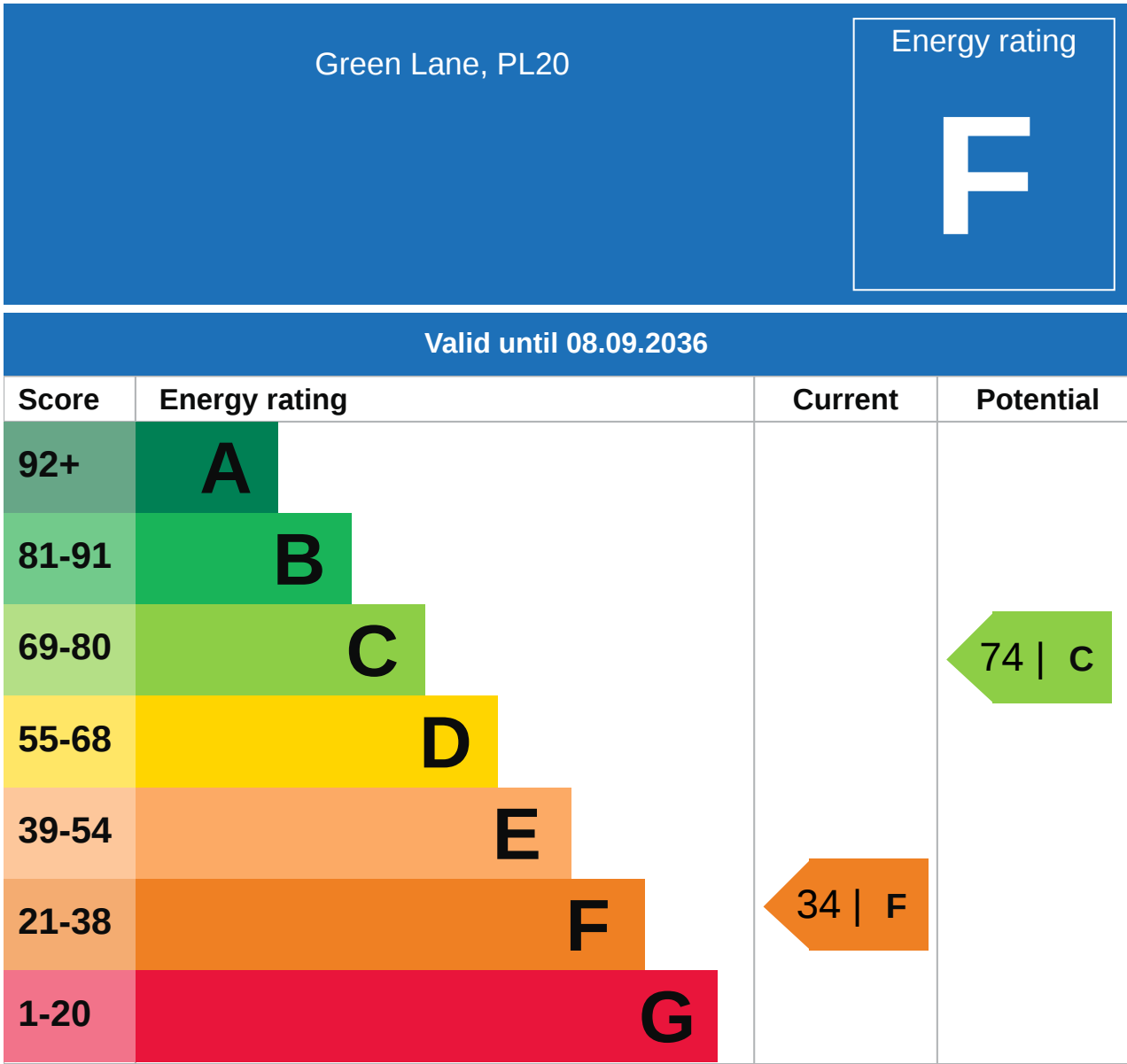
14 mb/s	64 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



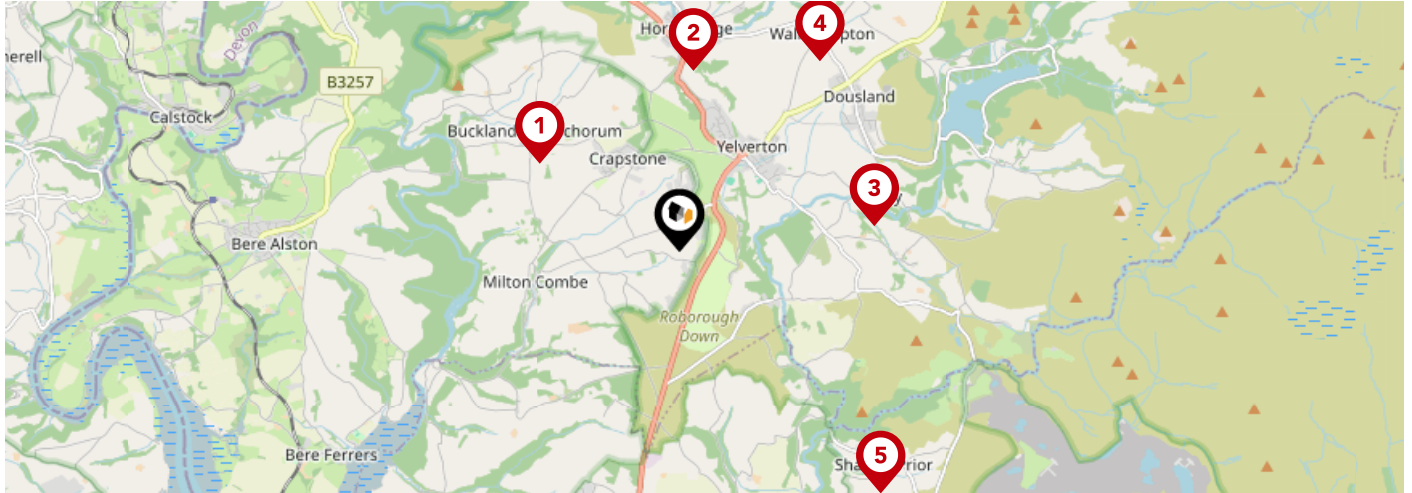
Satellite/Fibre TV Availability:



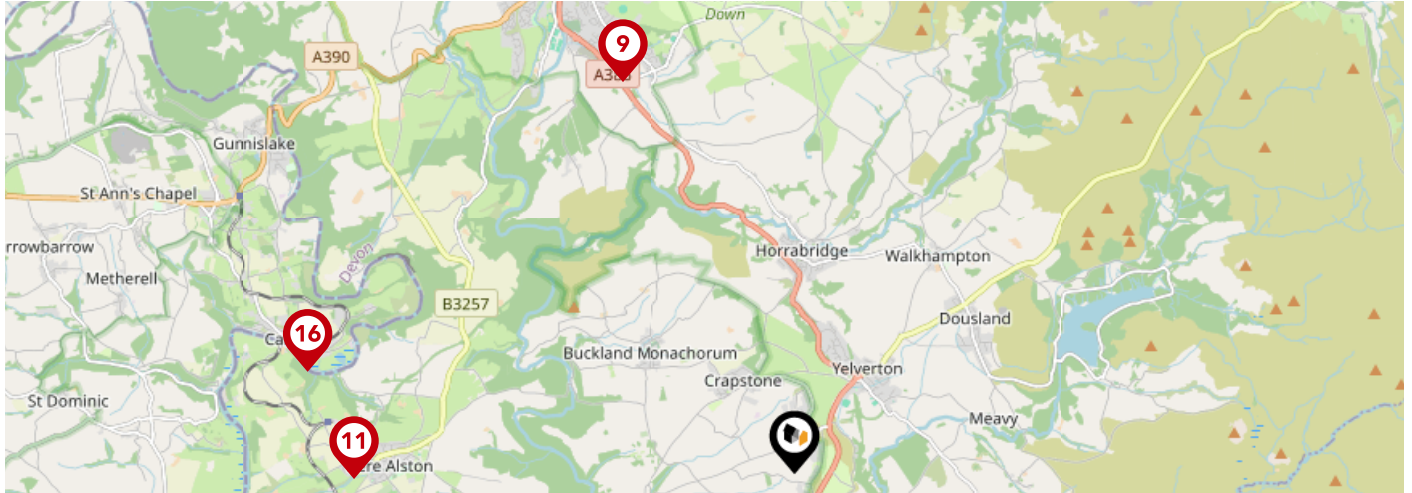


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	168 m ²



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church of England Primary School Ofsted Rating: Good Pupils: 183 Distance:1.56	☐	☒	☐	☐	☐
2	Horrabridge Primary & Nursery School Ofsted Rating: Good Pupils: 187 Distance:1.71	☐	☒	☐	☐	☐
3	Meavy Church of England Primary School Ofsted Rating: Good Pupils: 97 Distance:1.86	☐	☒	☐	☐	☐
4	Lady Modiford's Church of England Primary School Ofsted Rating: Good Pupils: 31 Distance:2.23	☐	☒	☐	☐	☐
5	Shaugh Prior Primary School Ofsted Rating: Requires improvement Pupils: 26 Distance:2.98	☐	☒	☐	☐	☐
6	Bickleigh Down Church of England Primary School Ofsted Rating: Good Pupils: 416 Distance:3.38	☐	☒	☐	☐	☐
7	Widewell Primary Academy Ofsted Rating: Good Pupils: 219 Distance:3.58	☐	☒	☐	☐	☐
8	Oakwood Primary Academy Ofsted Rating: Good Pupils: 311 Distance:3.81	☐	☒	☐	☐	☐



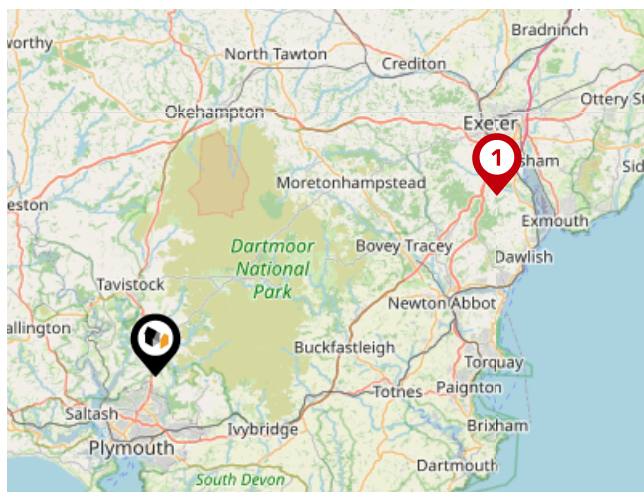
		Nursery	Primary	Secondary	College	Private
9	Whitchurch Community Primary School Ofsted Rating: Good Pupils: 217 Distance:4.03	☐	☒	☐	☐	☐
10	Beechwood Primary Academy Ofsted Rating: Good Pupils: 308 Distance:4.06	☐	☒	☐	☐	☐
11	Bere Alston Primary Academy Ofsted Rating: Good Pupils: 121 Distance:4.16	☐	☒	☐	☐	☐
12	Mary Dean's CofE Primary School and Nursery Ofsted Rating: Good Pupils: 319 Distance:4.21	☐	☒	☐	☐	☐
13	Notre Dame RC School Ofsted Rating: Good Pupils: 765 Distance:4.38	☐	☐	☒	☐	☐
14	Thornbury Primary School Ofsted Rating: Good Pupils: 285 Distance:4.54	☐	☒	☐	☐	☐
15	Woodlands School Ofsted Rating: Good Pupils: 85 Distance:4.61	☐	☐	☒	☐	☐
16	Calstock Community Primary School Ofsted Rating: Requires improvement Pupils: 67 Distance:4.69	☐	☒	☐	☐	☐

Area Transport (National)



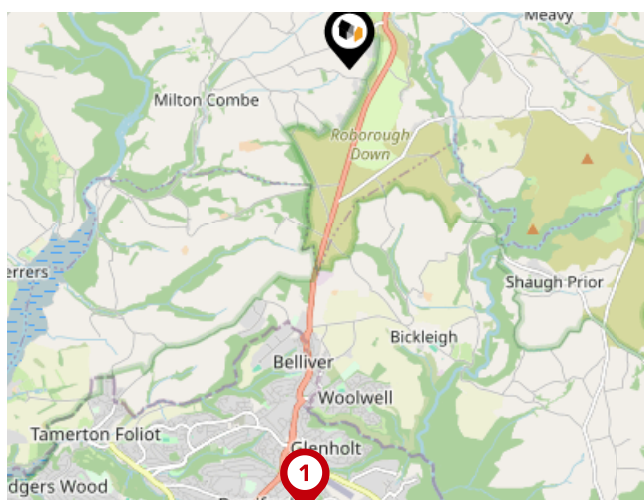
National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	4.18 miles
2	Bere Alston Rail Station	4.4 miles
3	Calstock Rail Station	4.88 miles
4	Gunnislake Rail Station	5.71 miles
5	St Budeaux Victoria Road Rail Station	6.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	29.05 miles

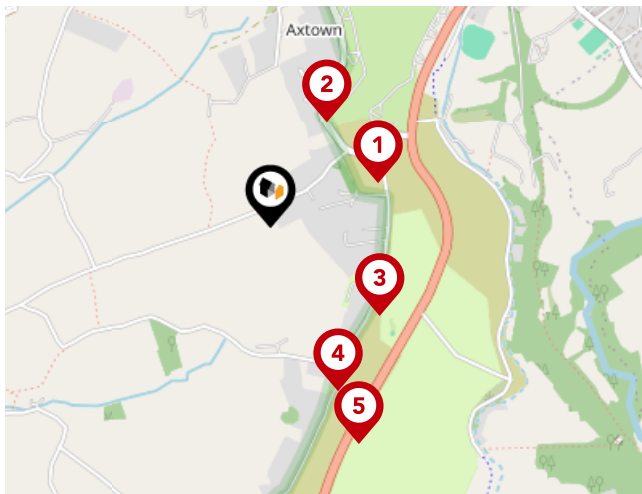


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.2 miles

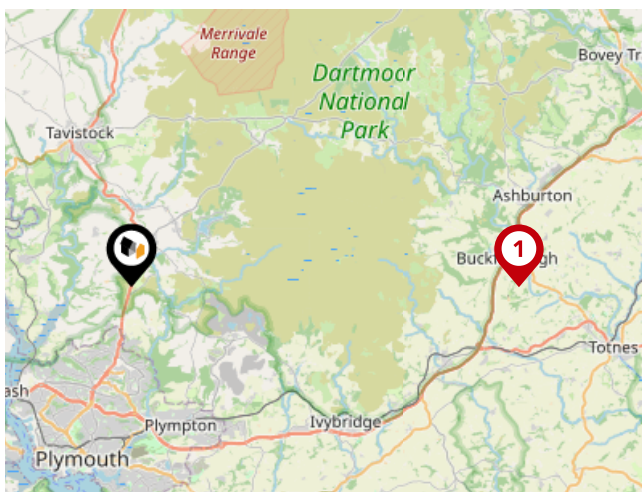
Area

Transport (Local)



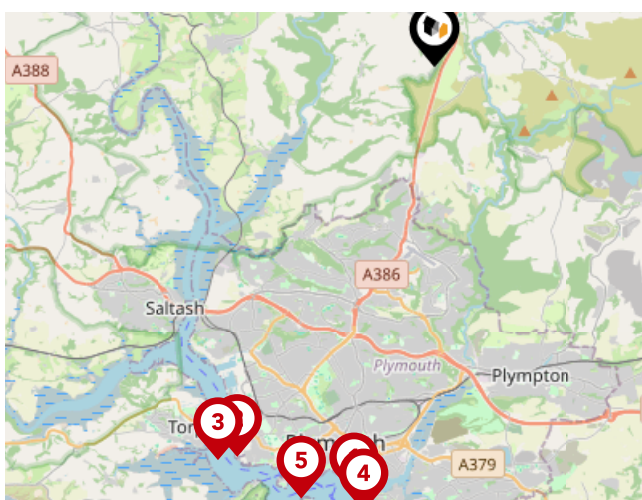
Bus Stops/Stations

Pin	Name	Distance
1	Rock Shelter	0.27 miles
2	Moorland Court	0.28 miles
3	Golf Club	0.32 miles
4	Yeoland Lane	0.41 miles
5	Golf Club Turn	0.55 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	14.57 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	8.23 miles
2	Devonport Ferry Terminal	8.24 miles
3	Torpoint Ferry Terminal	8.47 miles
4	Plymouth Mount Batten Ferry Landing	8.52 miles
5	Plymouth Ferry Terminal	8.52 miles

Important - Please Read

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