

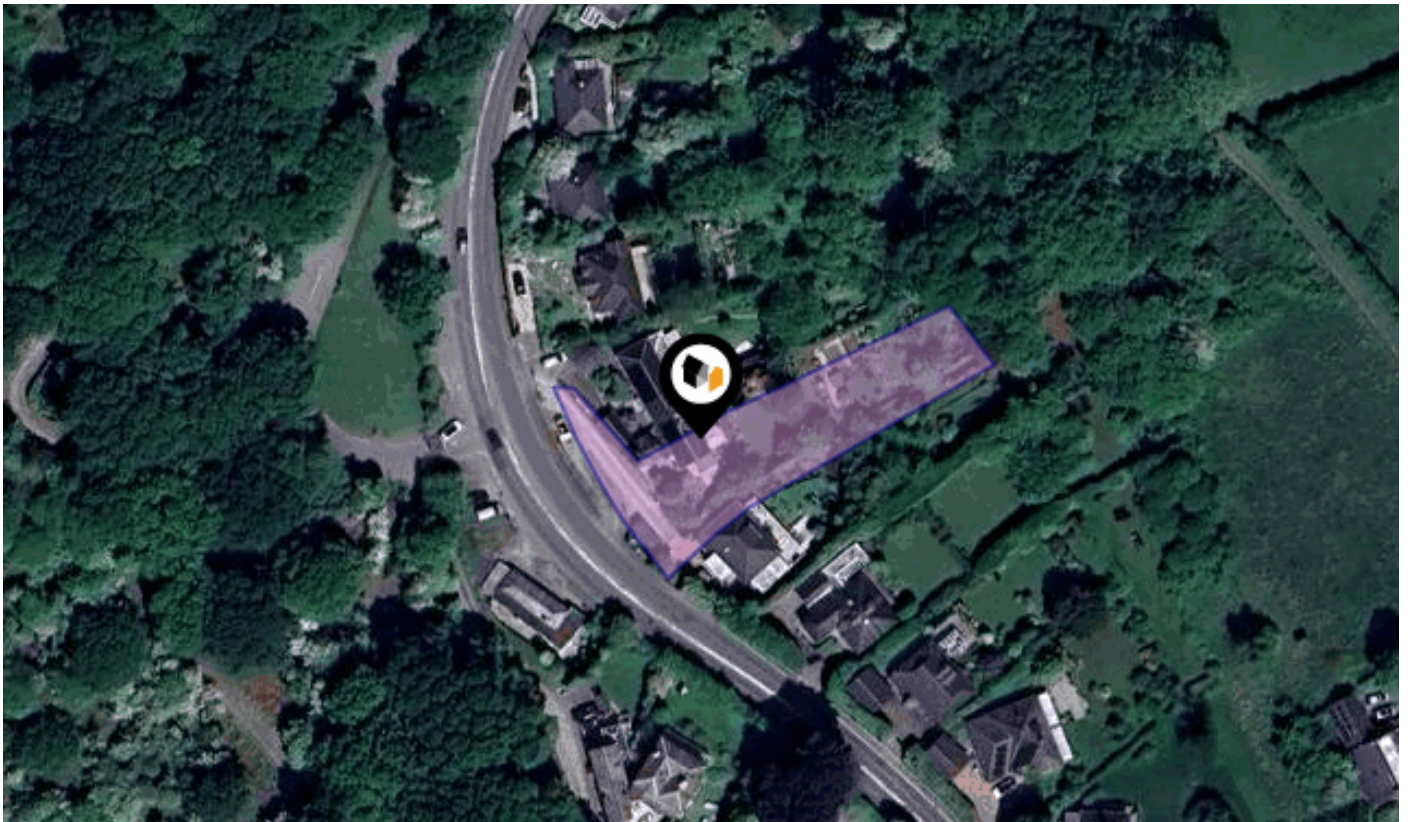


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 28<sup>th</sup> July 2025**



**DOWNSIDE, TAVISTOCK ROAD, YELVERTON, PL20 6ED**

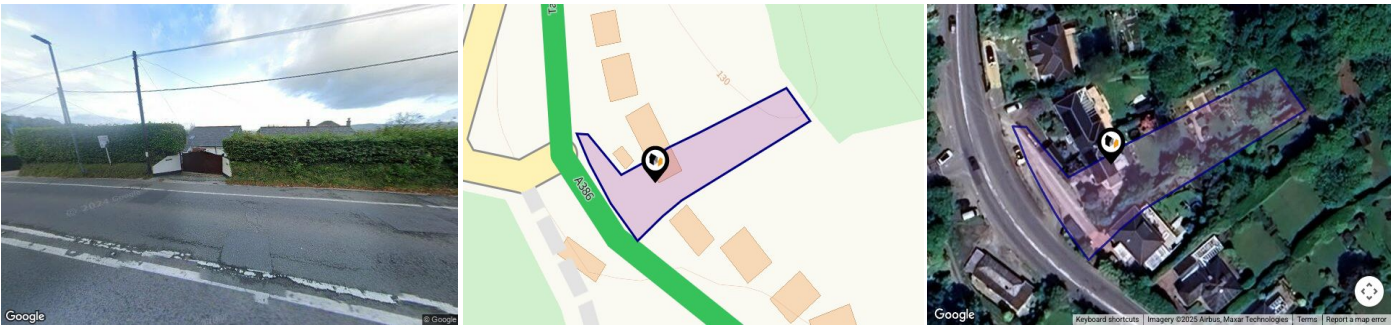
6 Mannamead Road Plymouth Devon PL4 7AA

01752 256000

property@langtownandcountry.com

www.langtownandcountry.com



# Property Overview












## Property

Type:	Semi-Detached	Last Sold Date:	06/01/2017
Bedrooms:	4	Last Sold Price:	£283,500
Floor Area:	1,356 ft <sup>2</sup> / 126 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£209
Plot Area:	0.29 acres	Tenure:	Freehold
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,574		
Title Number:	DN432360		
UPRN:	100041156835		

## Local Area

Local Authority:	Devon	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		25	1000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Property

EPC - Certificate

Downside, Tavistock Road, PL20 6ED		Energy rating	
		D	
Valid until 22.08.2026			
Score	Energy rating	Current	Potential
92+	A	<div>57   D</div>	<div>75   c</div>
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

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### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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>	2
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	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 36% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	126 m <sup>2</sup>



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

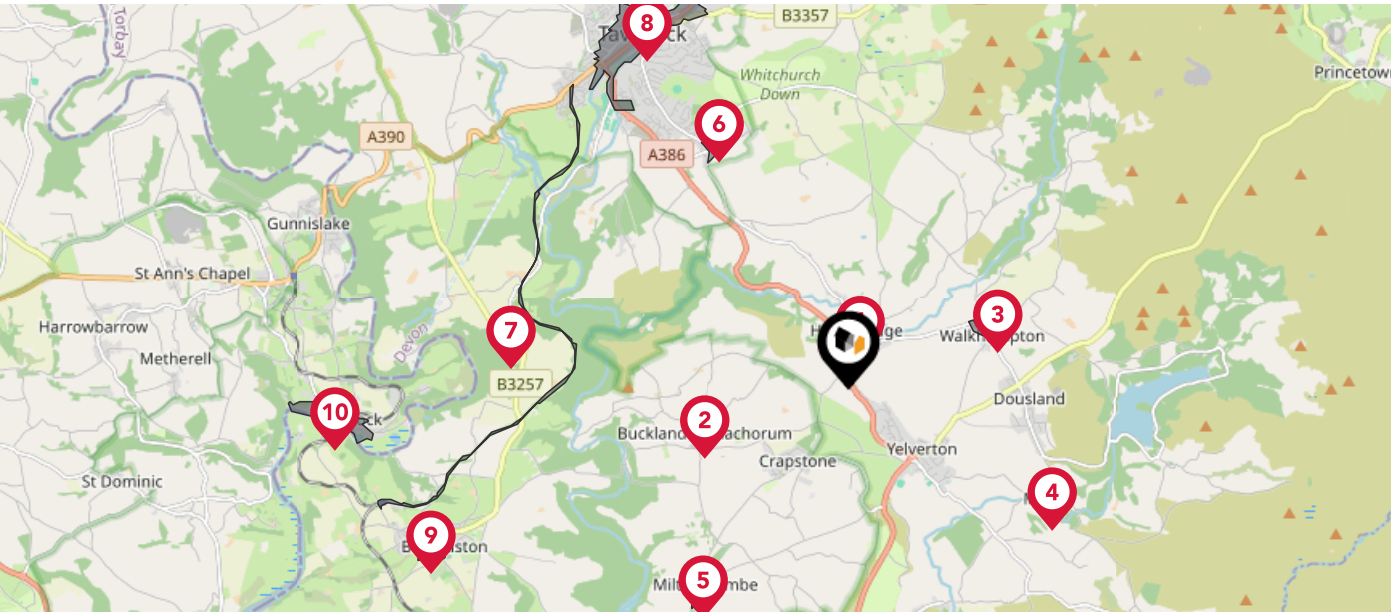
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

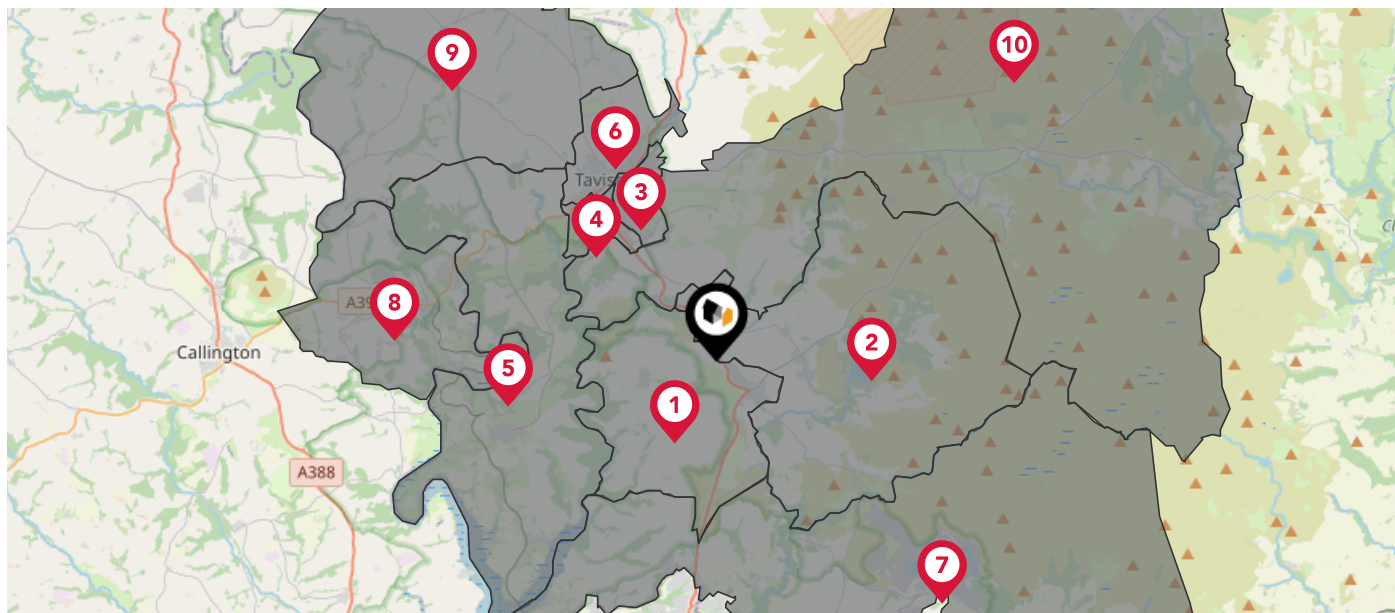


Nearby Conservation Areas	
1	Horrabridge
2	Buckland Monachorum
3	Walkhampton
4	Meavy
5	Milton Combe
6	Whitchurch
7	Tavistock and Bere Alston Railway Line
8	Tavistock
9	Bere Alston
10	Calstock

# 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

Buckland Monachorum Ward

2

Burrator Ward

3

Tavistock South East Ward

4

Tavistock South West Ward

5

Bere Ferrers Ward

6

Tavistock North Ward

7

Bickleigh & Cornwood Ward

8

Calstock ED

9

Milton Ford Ward

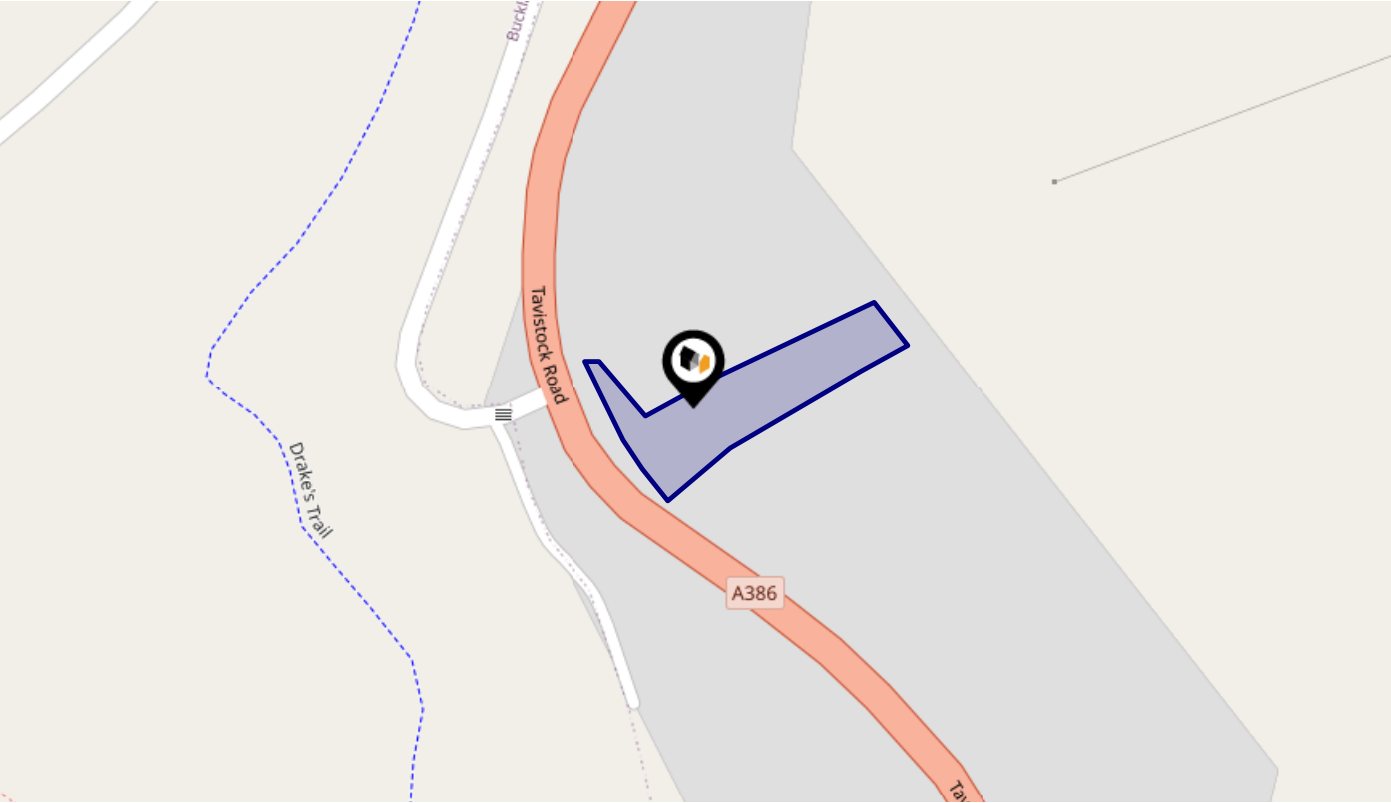
10

Dartmoor 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:

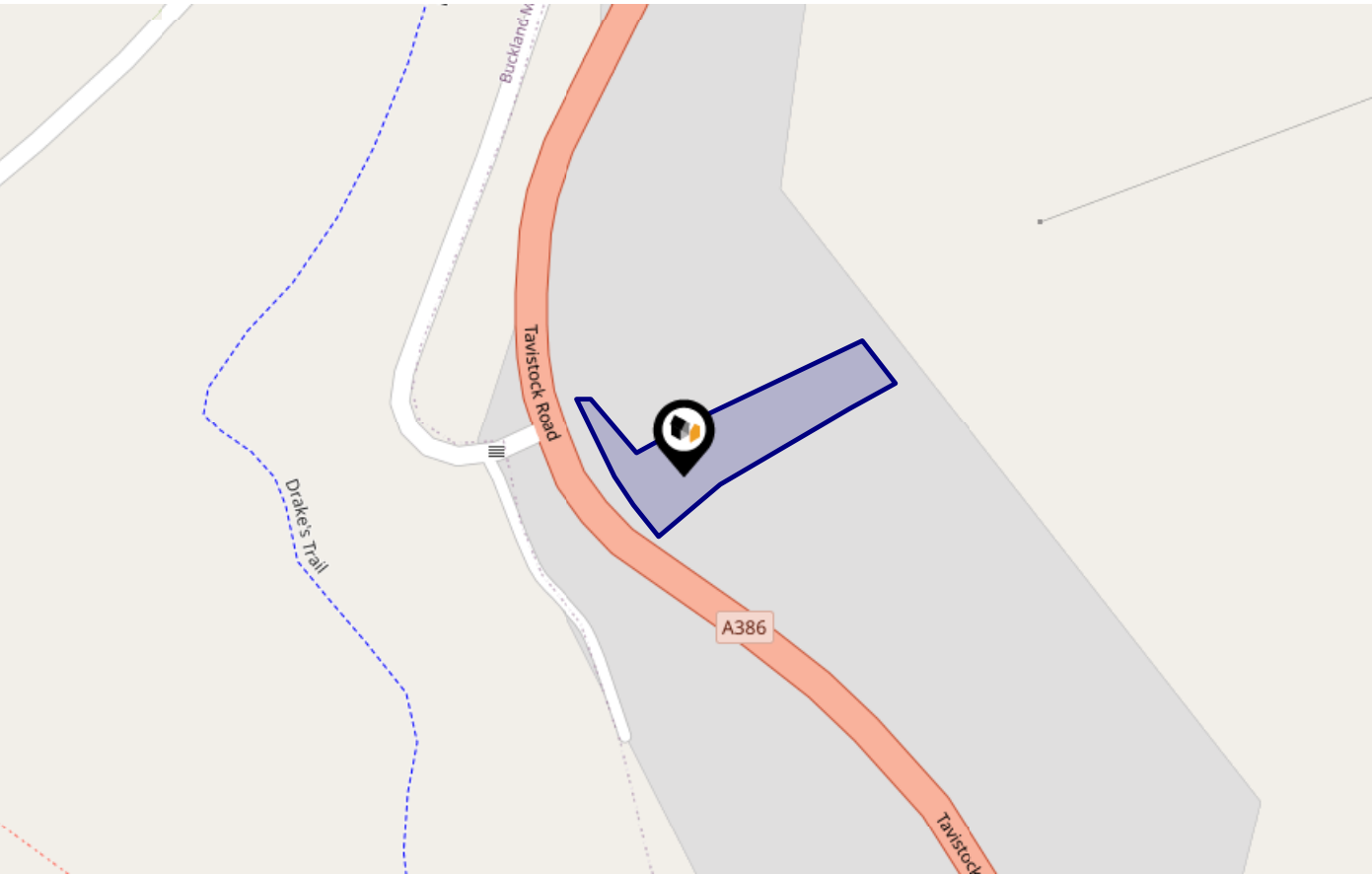
5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>



# 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.

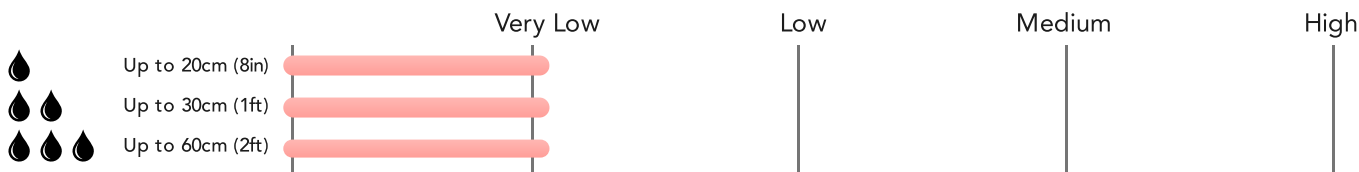


Risk Rating: **Very low**

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.

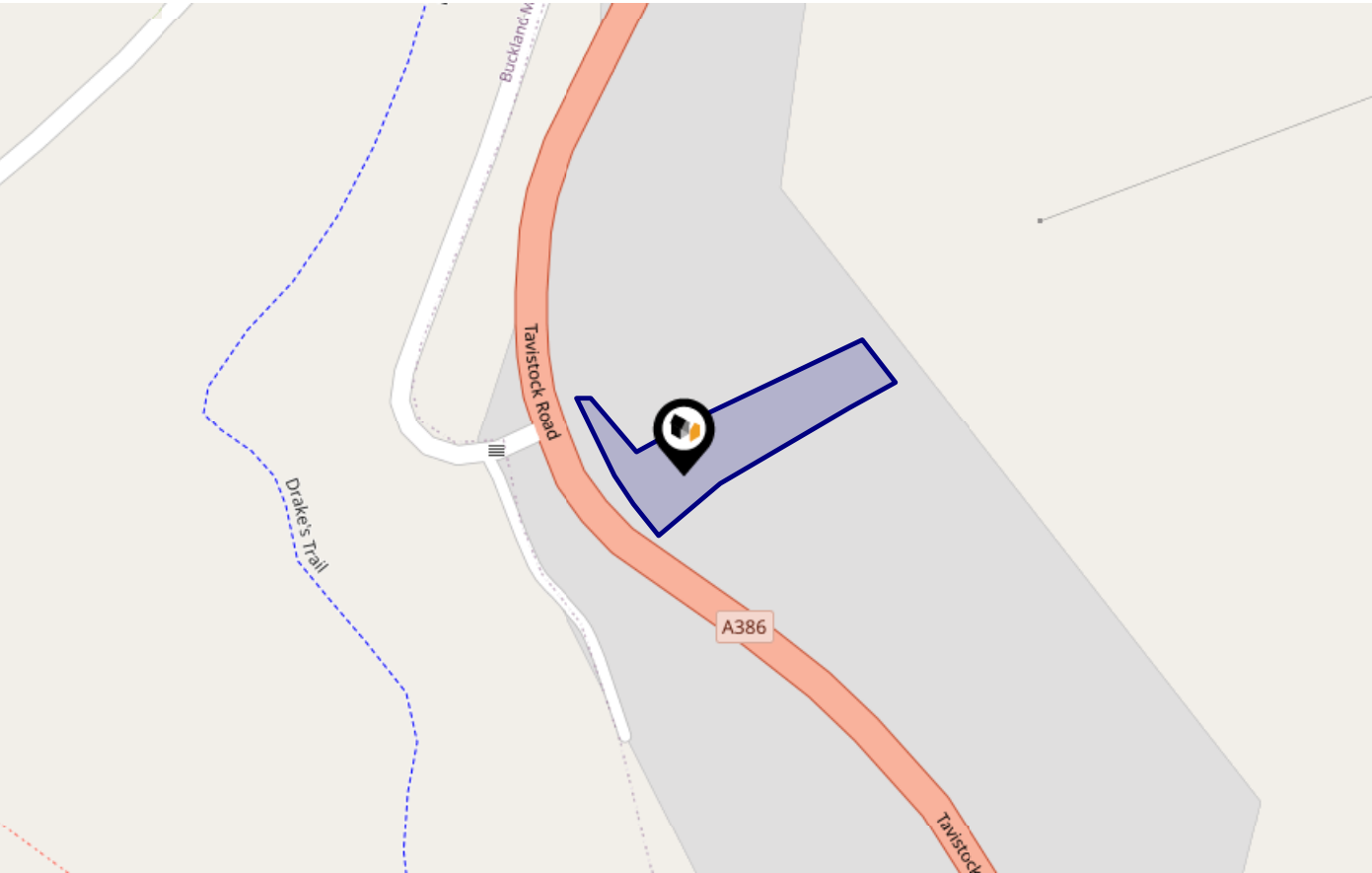
Chance of flooding to the following depths at this property:



# 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.

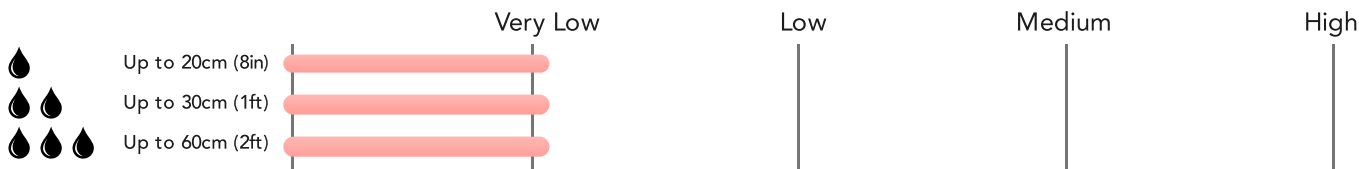


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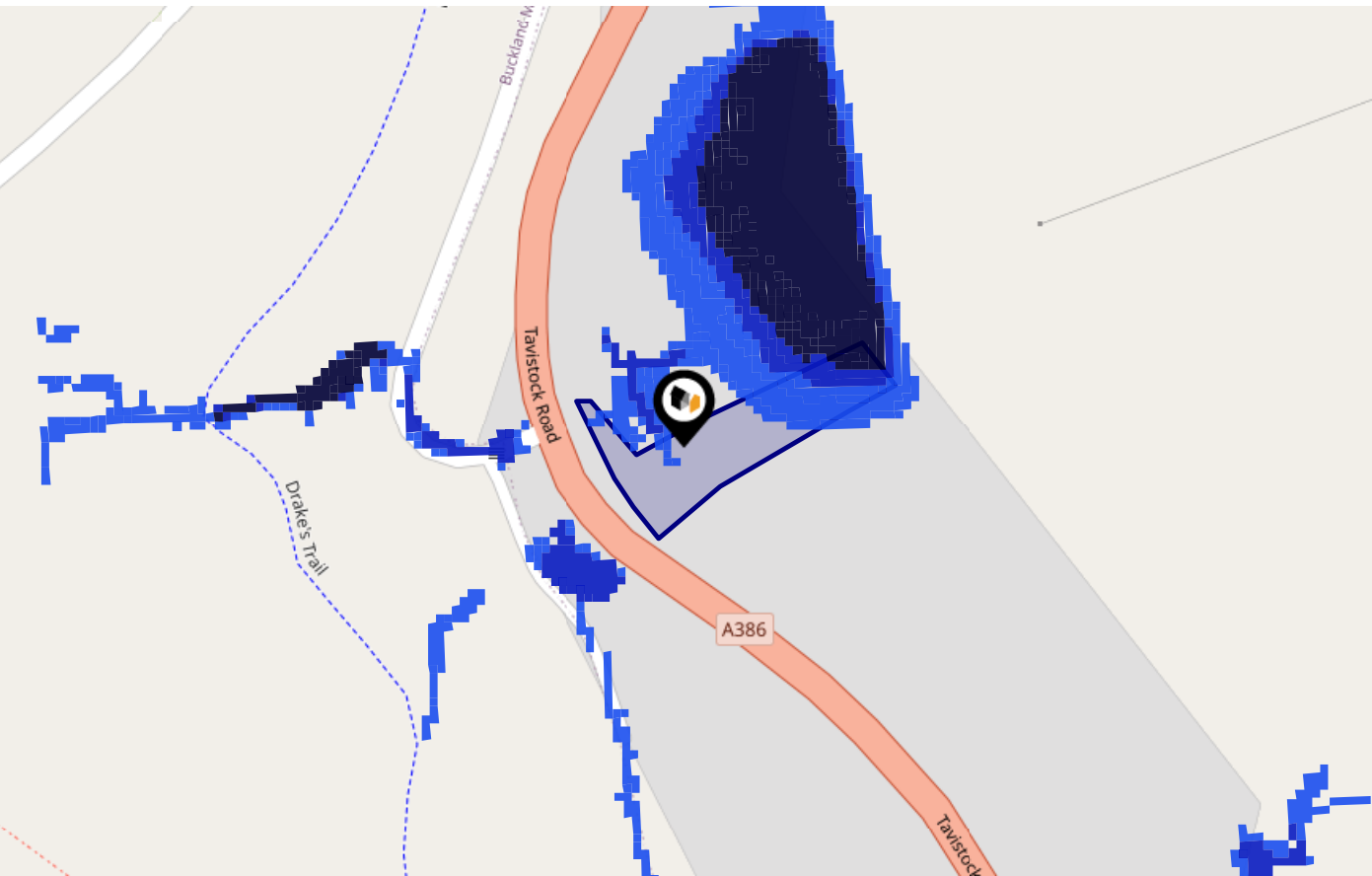
Chance of flooding to the following depths at this property:



# 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.

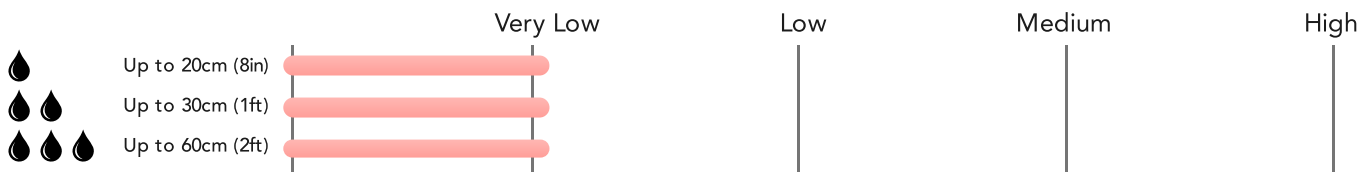


Risk Rating: Very low

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.

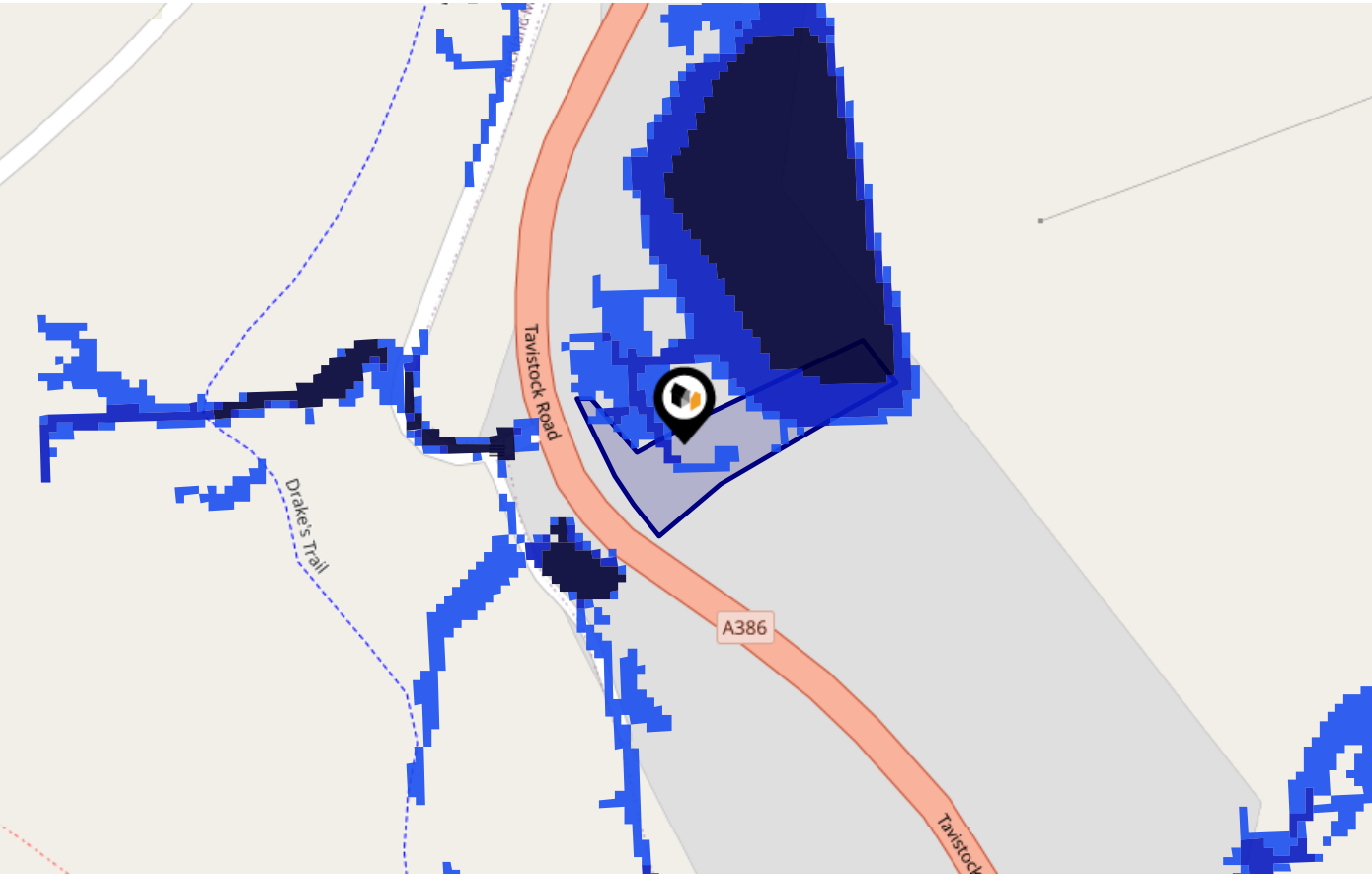
Chance of flooding to the following depths at this property:



# 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.

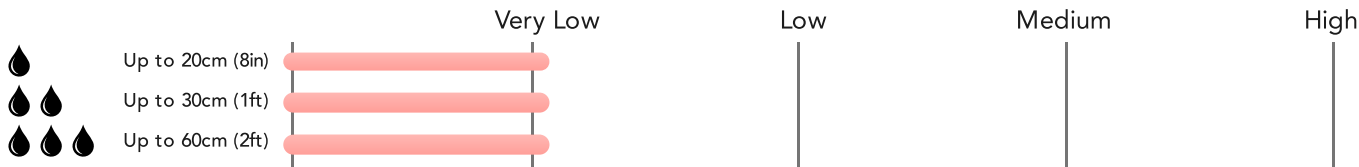


Risk Rating: **Very low**

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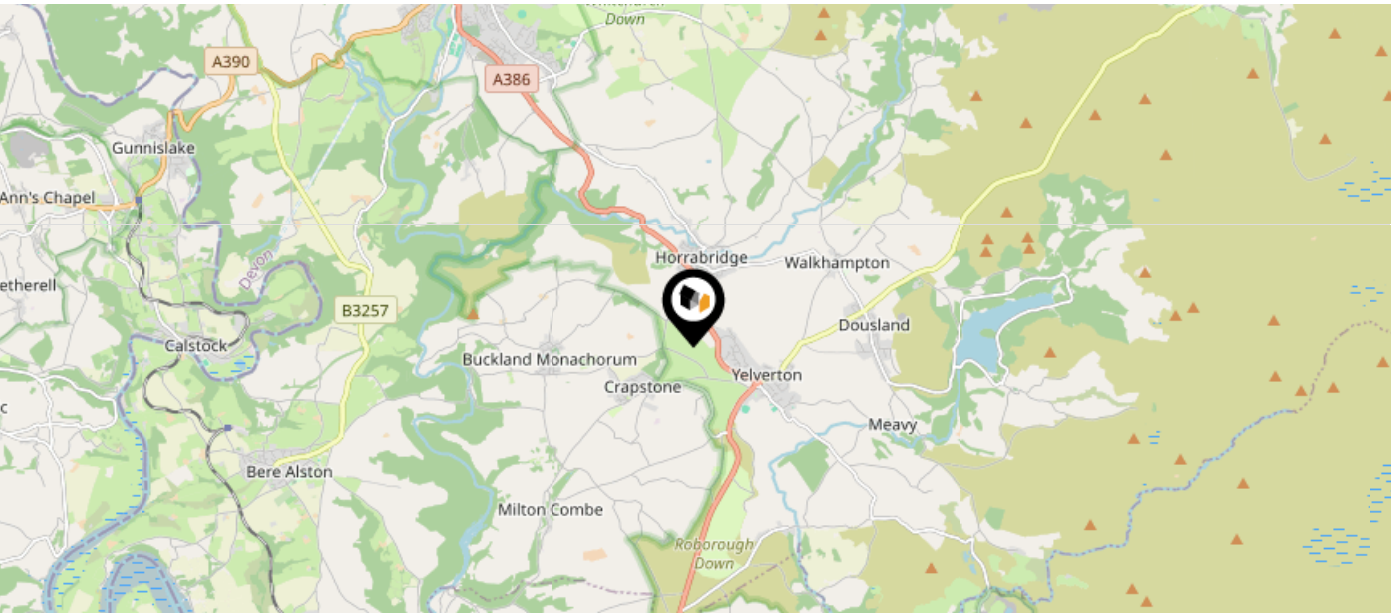
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



Nearby Green Belt Land

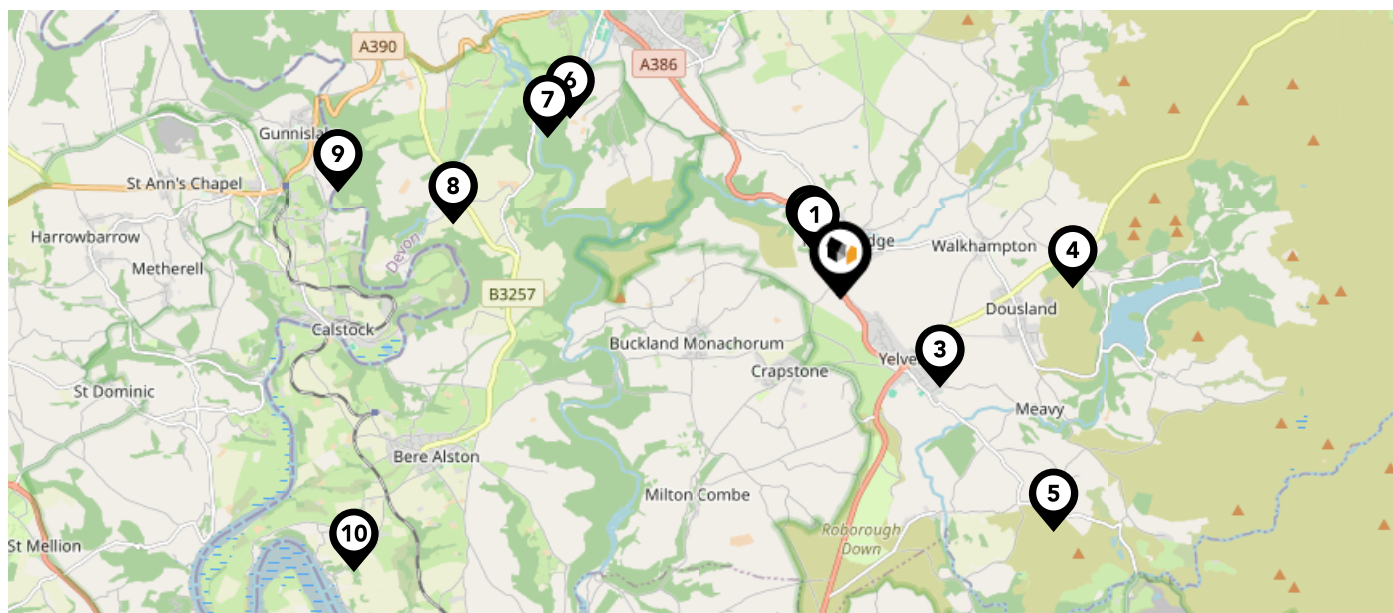
No data available.



# 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.



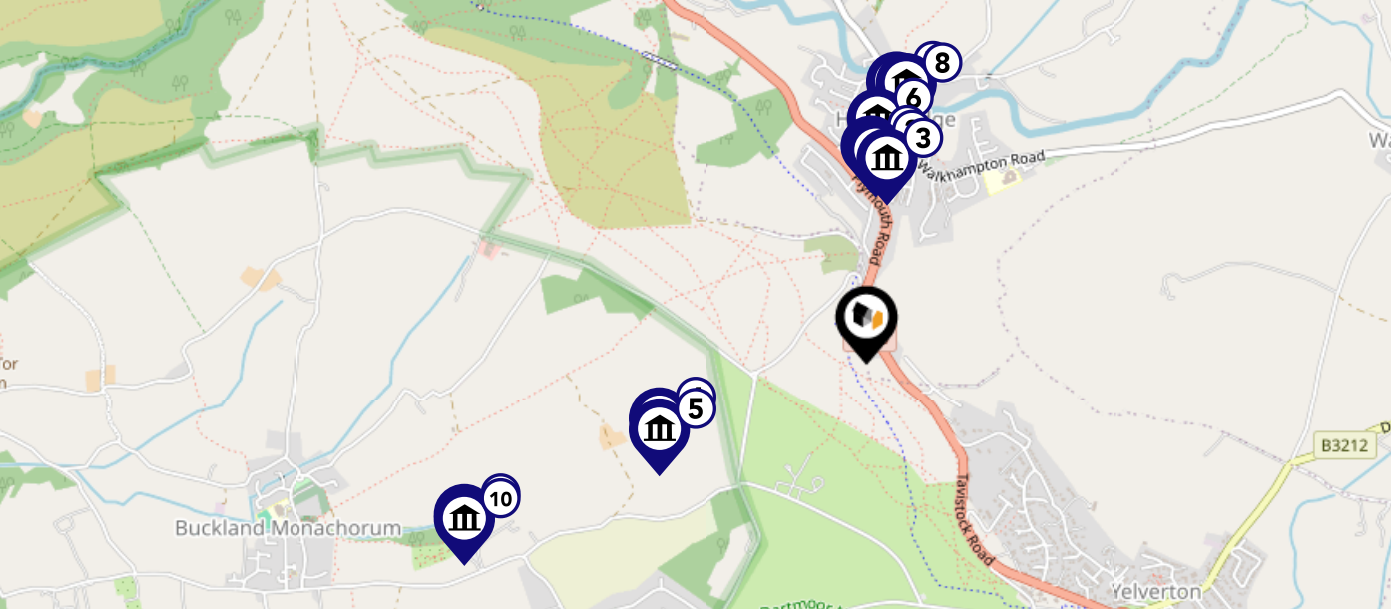
### Nearby Landfill Sites











<b>1</b>	Wheal Franco-Horrabridge, Yelverton	Historic Landfill	
<b>2</b>	Horrabridge-Horrabridge, Yelverton	Historic Landfill	
<b>3</b>	Higher Lake Farm-Higher Lake Farm, Dousland, Yelverton, Devon	Historic Landfill	
<b>4</b>	Peek Hill Quarry-North East of Dousland, West Devon	Historic Landfill	
<b>5</b>	Greenwell Girt-Greenwell Girt, Greenwell Farm, Yelverton, Devon	Historic Landfill	
<b>6</b>	Crowndale Landfill Site-Crowndale, Tavistock, Devon	Historic Landfill	
<b>7</b>	Shillamill-Crowndale, Tavistock	Historic Landfill	
<b>8</b>	Tavistock Road, Bere Alston-Tavistock Road, Bere Alston, Yelverton	Historic Landfill	
<b>9</b>	King George's Field-Gunnislake, Cornwall	Historic Landfill	
<b>10</b>	Cotts-Bere Alston, Yelverton	Historic Landfill	

# Maps

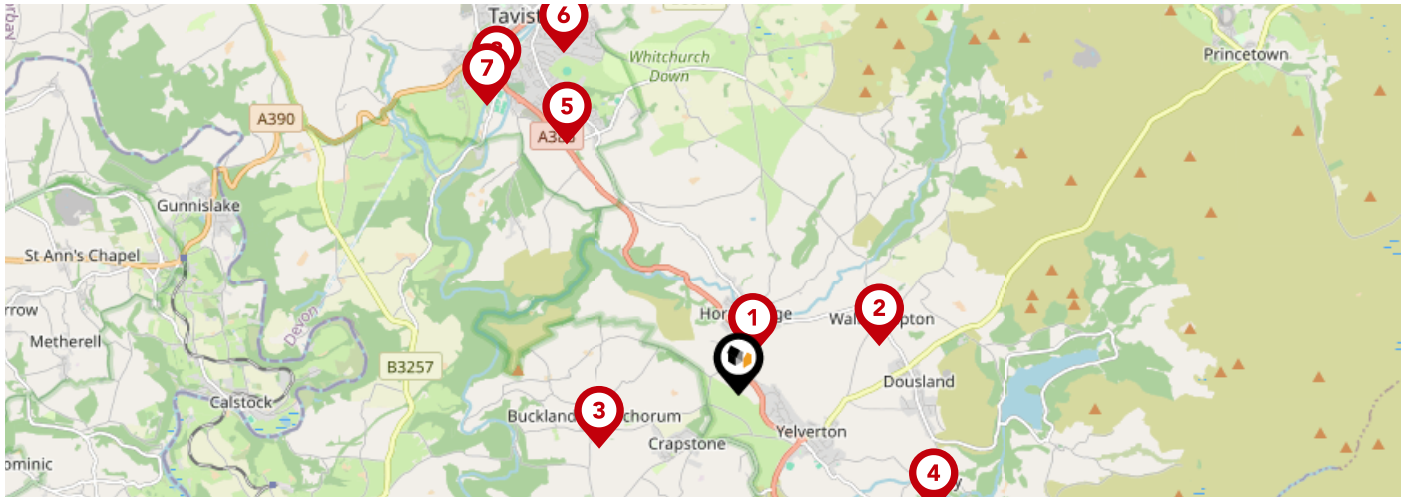
## Listed Buildings

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



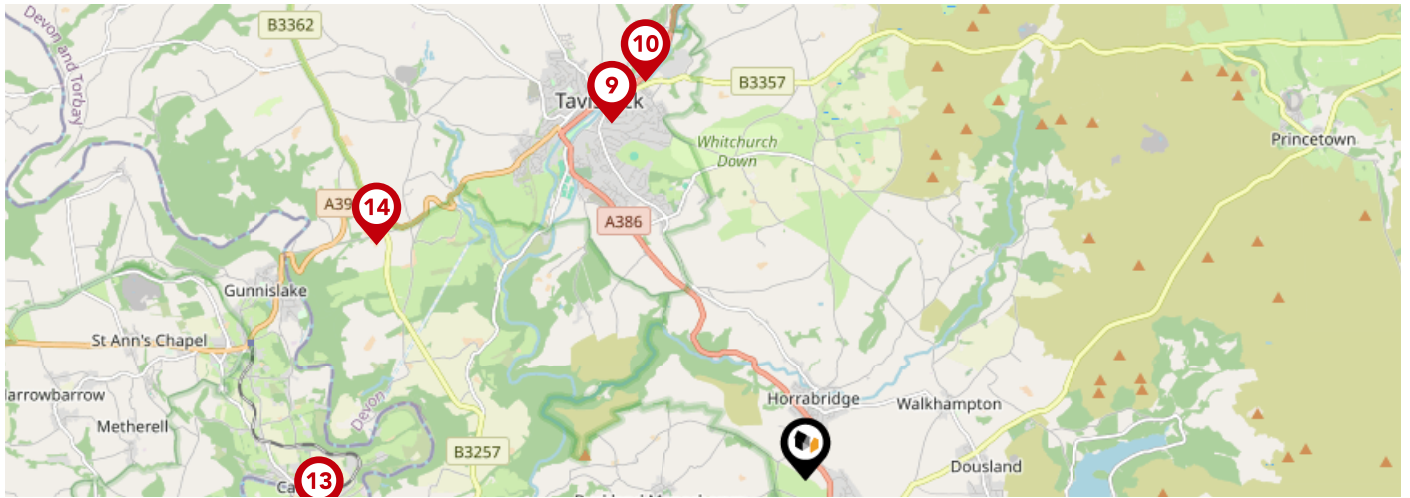
Listed Buildings in the local district		Grade	Distance
	1459642 - Horrbridge War Memorial	Grade II	0.4 miles
	1305856 - Church Of St John The Baptist	Grade II	0.4 miles
	1105771 - Piers, Gates, Lantern And Boundary Walls Surrounding Churchyard Of St John The Baptist	Grade II	0.4 miles
	1309222 - Stables Approximately 15 Metres North Of Pound House	Grade II	0.5 miles
	1105488 - Pound House	Grade II	0.5 miles
	1105770 - Horrbridge Methodist Church	Grade II	0.5 miles
	1105769 - Horrbridge Bridge	Grade I	0.6 miles
	1105767 - No 1 Cole's Cottage And Weirside	Grade II	0.6 miles
	1105457 - Barn (formerly Old Kitchen) Approximately 60 Metres To North-north-west Of The Garden House	Grade II	1.0 miles
	1326376 - Stair Tower Approximately 52 Metres North North West Of Barn (old Kitchen)	Grade II	1.0 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Horrabridge Primary &amp; Nursery School</b> Ofsted Rating: Good   Pupils: 187   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lady Modiford's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 31   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Andrew's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Meavy Church of England Primary School</b> Ofsted Rating: Good   Pupils: 97   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitchurch Community Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Peter's Church of England (VA) Junior School</b> Ofsted Rating: Good   Pupils: 122   Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Tavistock College</b> Ofsted Rating: Requires improvement   Pupils: 1297   Distance:3.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Tavistock Primary &amp; Nursery School</b> Ofsted Rating: Good   Pupils: 386   Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

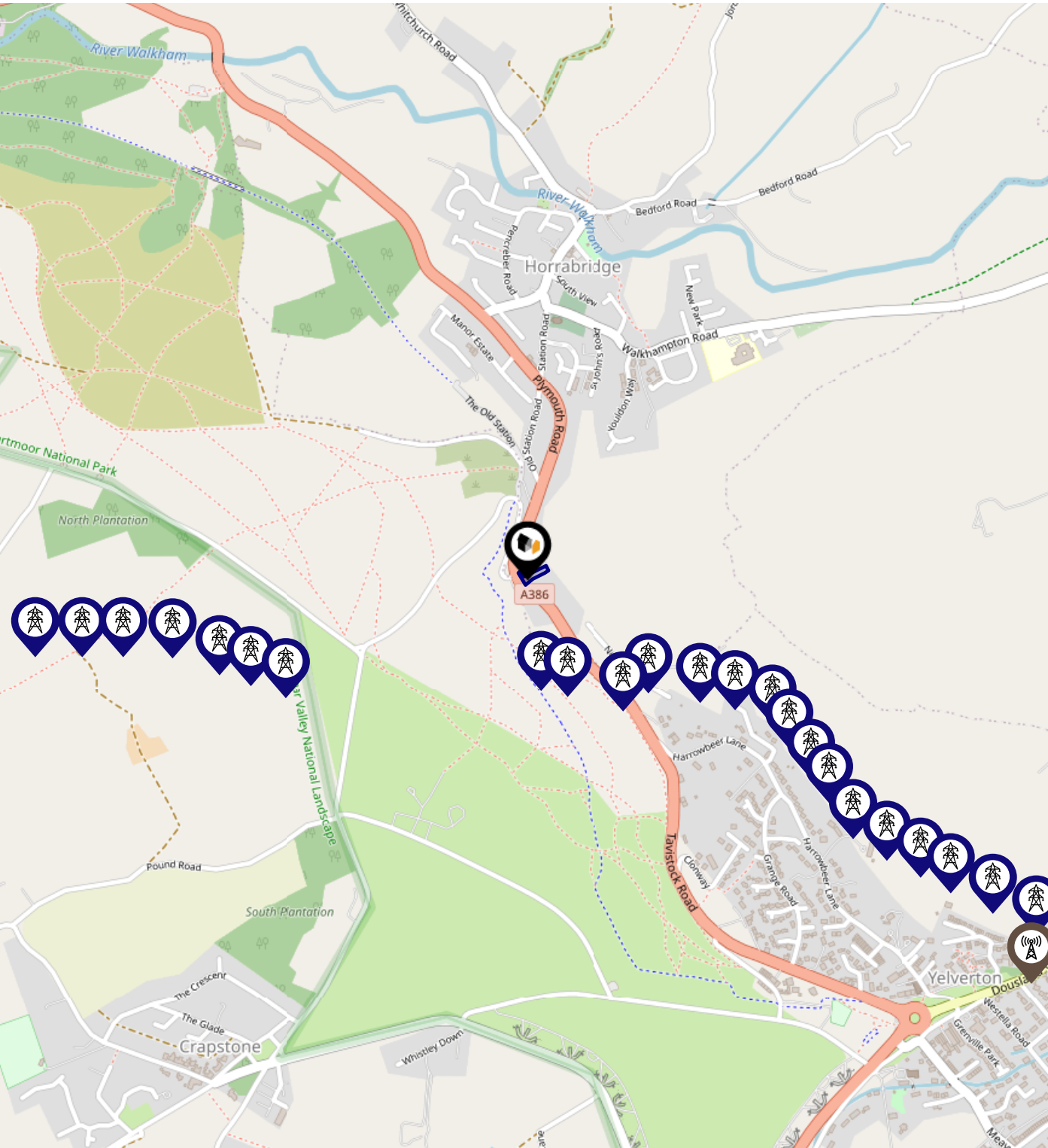


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Rumon's Church of England (VC) Infants School</b> Ofsted Rating: Good   Pupils: 71   Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Mount Kelly</b> Ofsted Rating: Not Rated   Pupils: 594   Distance:4.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Shaugh Prior Primary School</b> Ofsted Rating: Requires improvement   Pupils: 26   Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Bere Alston Primary Academy</b> Ofsted Rating: Good   Pupils: 121   Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Calstock Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 67   Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Gulworthy Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 71   Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Bickleigh Down Church of England Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Widewell Primary Academy</b> Ofsted Rating: Good   Pupils: 219   Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons



- Key:**
-  Power Pylons
  -  Communication Masts

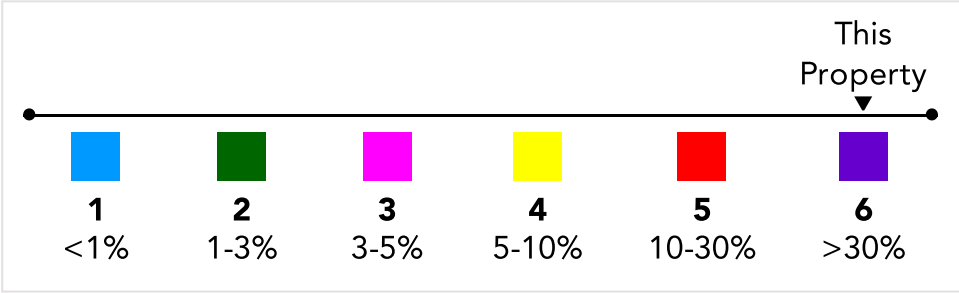
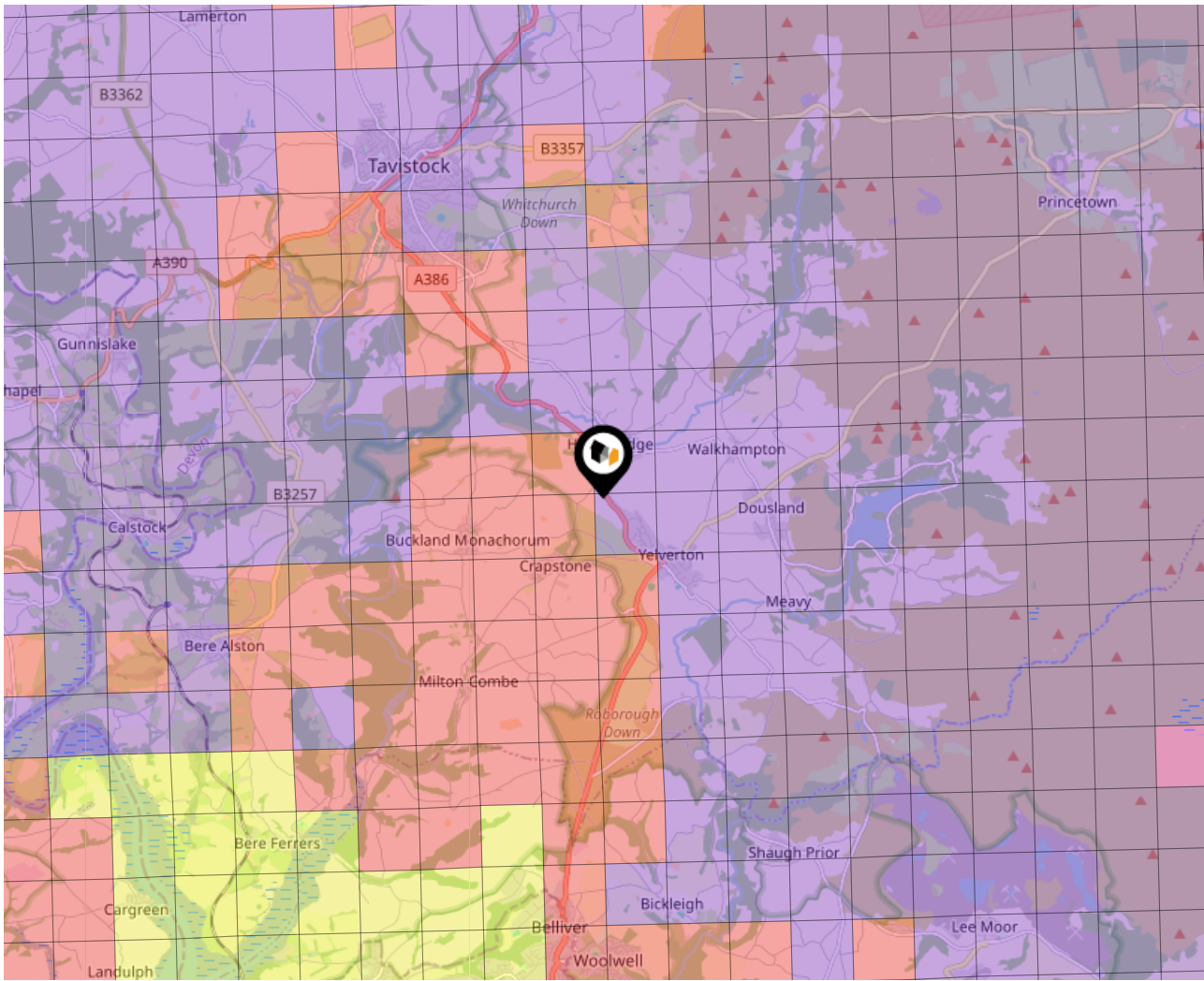


# Environment

## Radon Gas

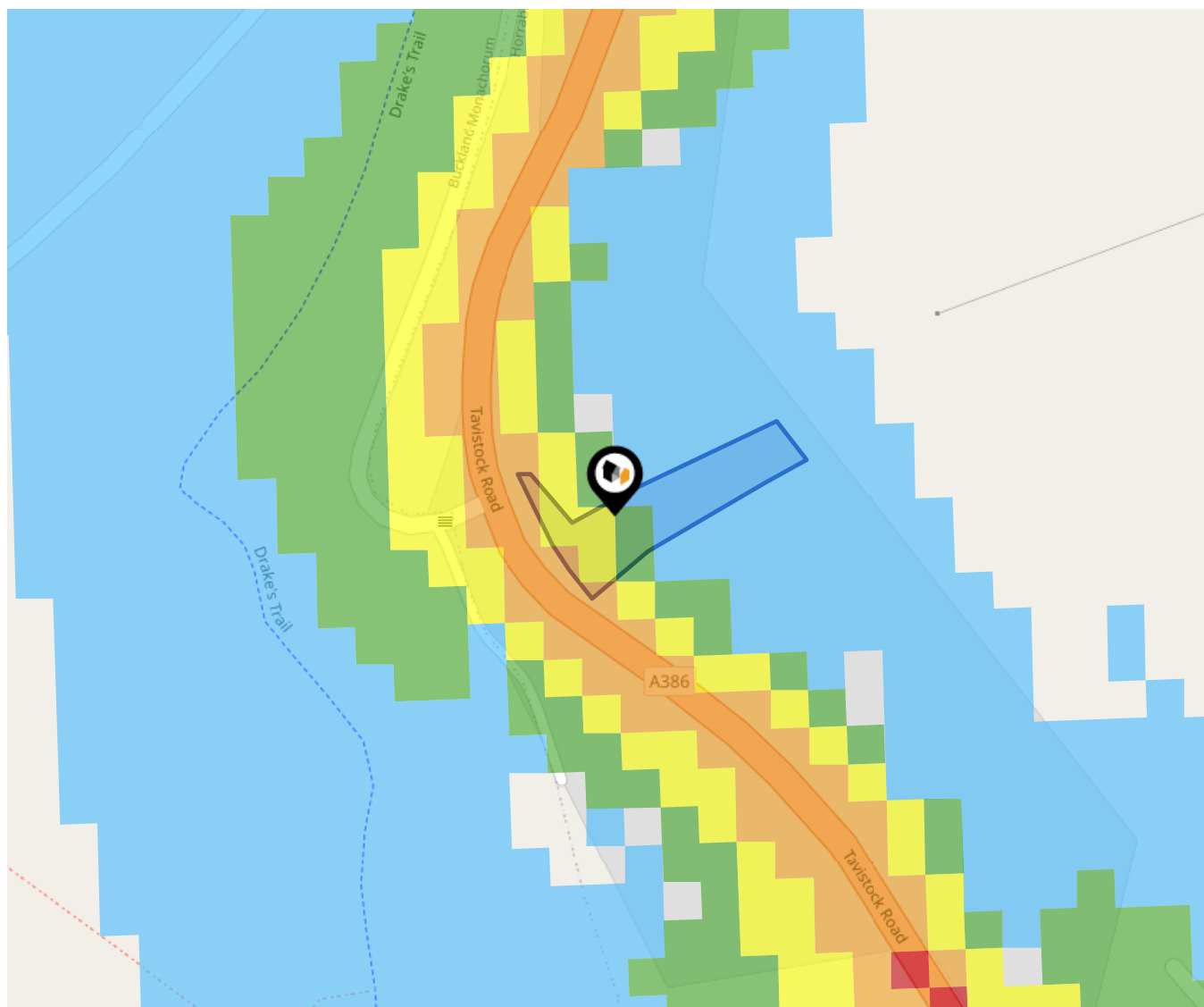
### What is Radon?

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:

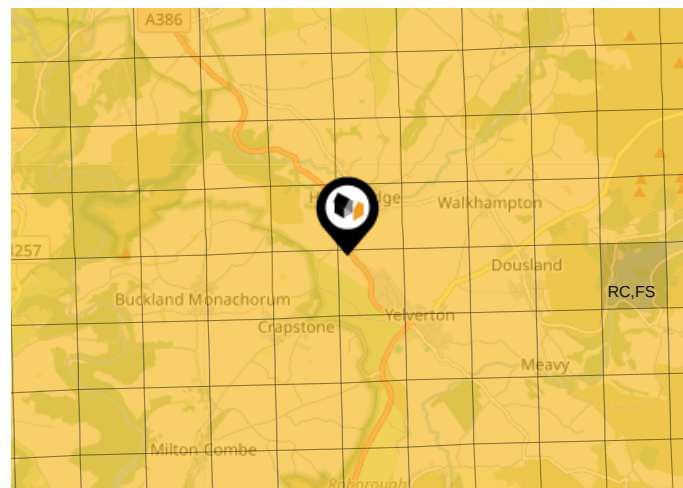
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment

## Soils & Clay

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

Carbon Content:	NONE	Soil Texture:	LOAM TO SILTY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM 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

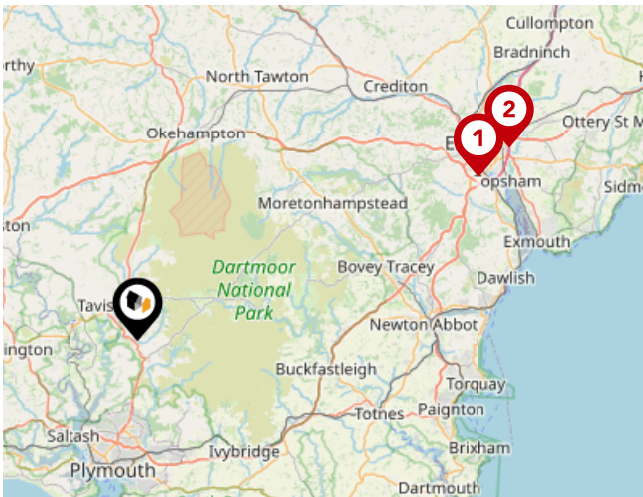
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Bere Ferrers Rail Station	5 miles
2	Bere Alston Rail Station	4.55 miles
3	Calstock Rail Station	4.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	28.48 miles
2	M5 J30	31.5 miles

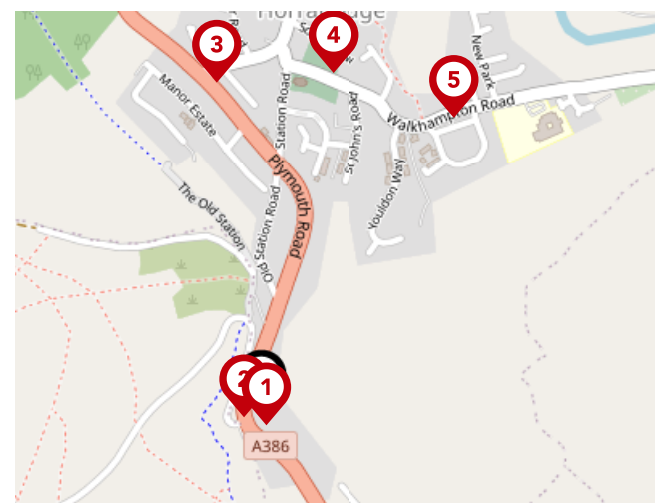


### Airports/Helipads

Pin	Name	Distance
1	Glenholt	5.52 miles
2	Exeter Airport	33.93 miles
3	St Mawgan	40.02 miles
4	Cardiff Airport	70.32 miles

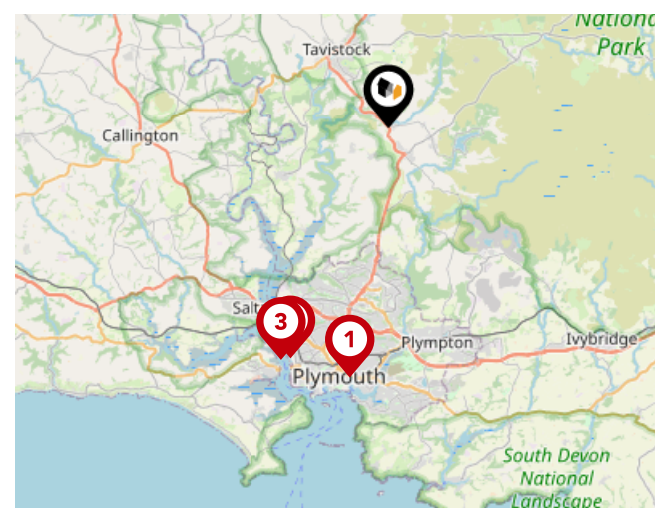
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Toll Gate	0.02 miles
2	Toll Gate	0.02 miles
3	Manor Garage	0.39 miles
4	St. John's Road	0.41 miles
5	Fillace Park	0.42 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	9.55 miles
2	Devonport Ferry Terminal	9.46 miles
3	Torpoint Ferry Terminal	9.66 miles



# 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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