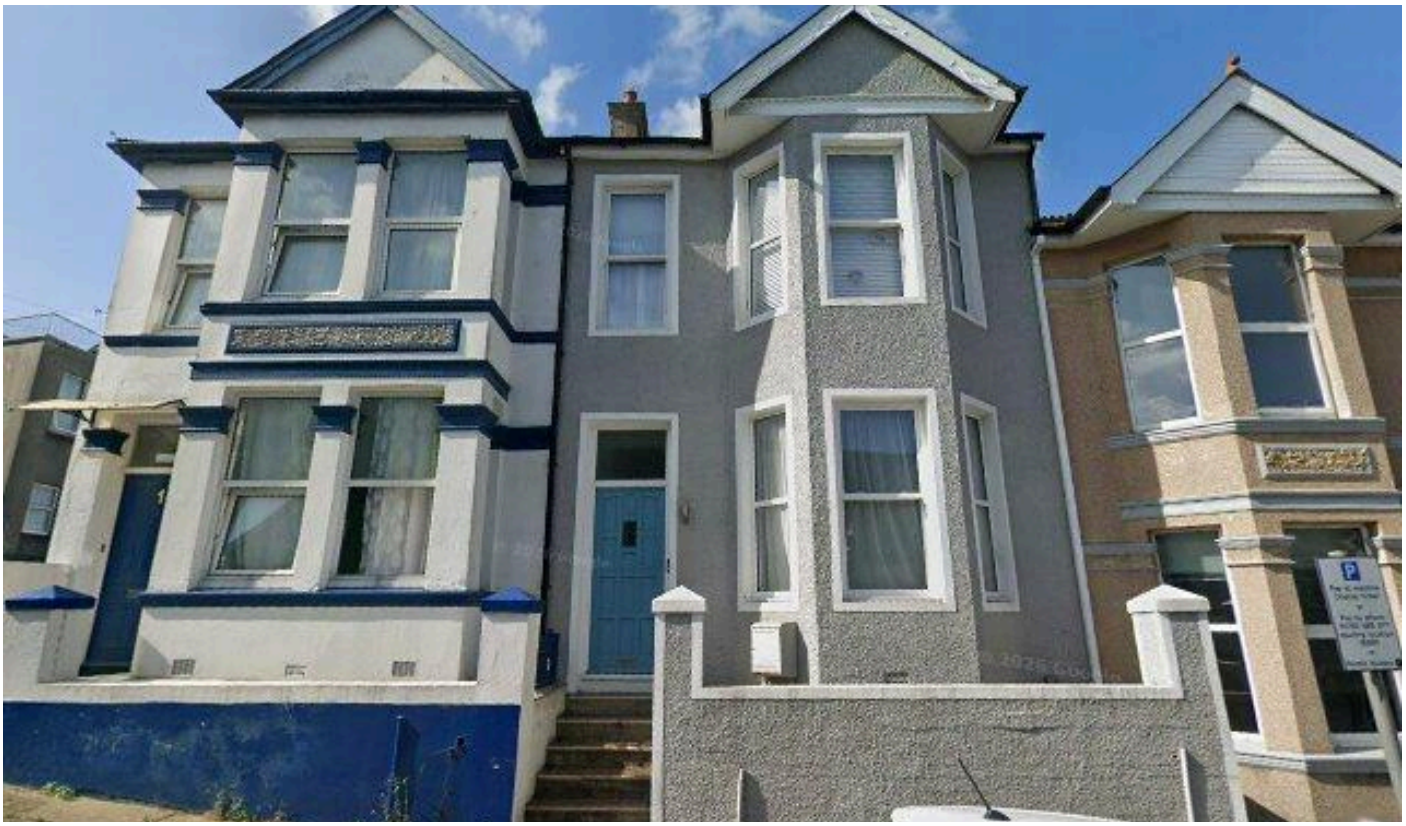
LANG TOWN & COUNTRY
SALES

See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05th November 2026



3, WINSTON AVENUE, PLYMOUTH, PL4 6AZ

Lang Town & Country

6 Mannamead Road, Plymouth, PL4 7AA

01752 456000

carrie@langtownandcountry.com

www.langtownandcountry.com

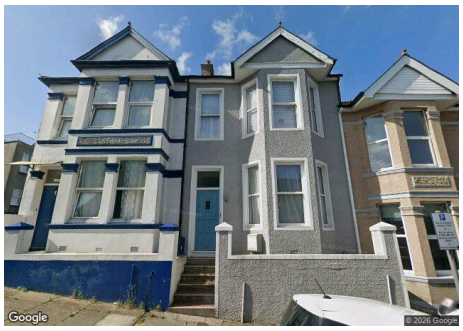
arla | propertymark PROTECTED

naea | propertymark PROTECTED

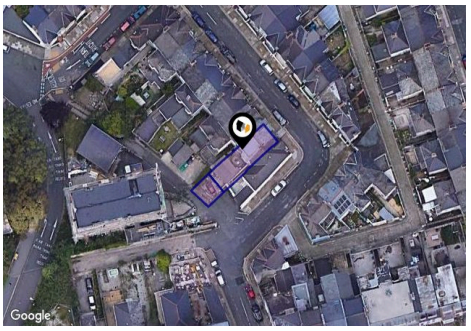
The Property Ombudsman

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Property
Overview







Property

Type:	Terraced	**Last Sold Date:**	08/07/2022
Bedrooms:	3	**Last Sold Price:**	£300,000
Floor Area:	1,022 ft^2 / 95 m^2	**Last Sold £/ft^2:**	£293
Plot Area:	0.04 acres	**Tenure:**	Freehold
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,899		
Title Number:	DN47493		
UPRN:	100040505172		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	155 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Floorplan

LANG TOWN & COUNTRY
SALES

3, WINSTON AVENUE, PLYMOUTH, PL4 6AZ

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

2ND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property
EPC - Certificate

LANG TOWN & COUNTRY SALES

3, Winston Avenue, PL4 6AZ

Energy rating

D

Valid until 25.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 | B
69-80	C		
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

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Property

EPC - Additional Data

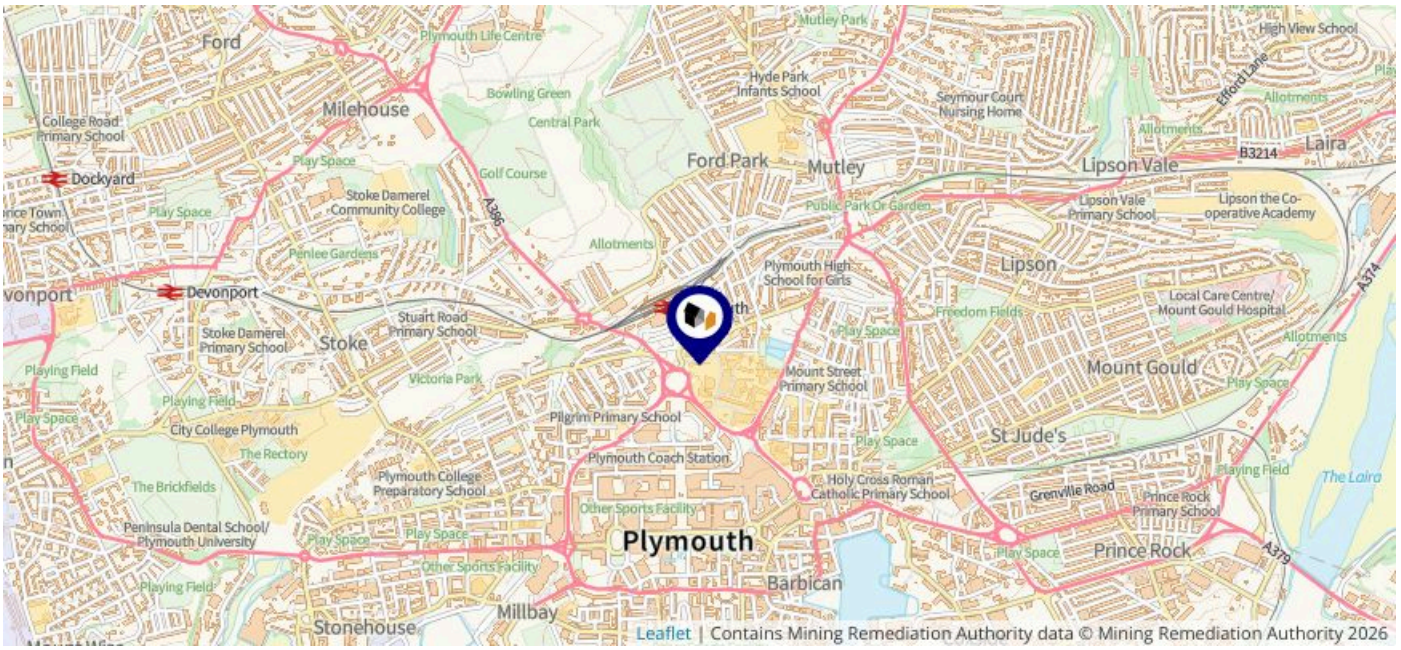
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
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 75% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	95 m^2

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

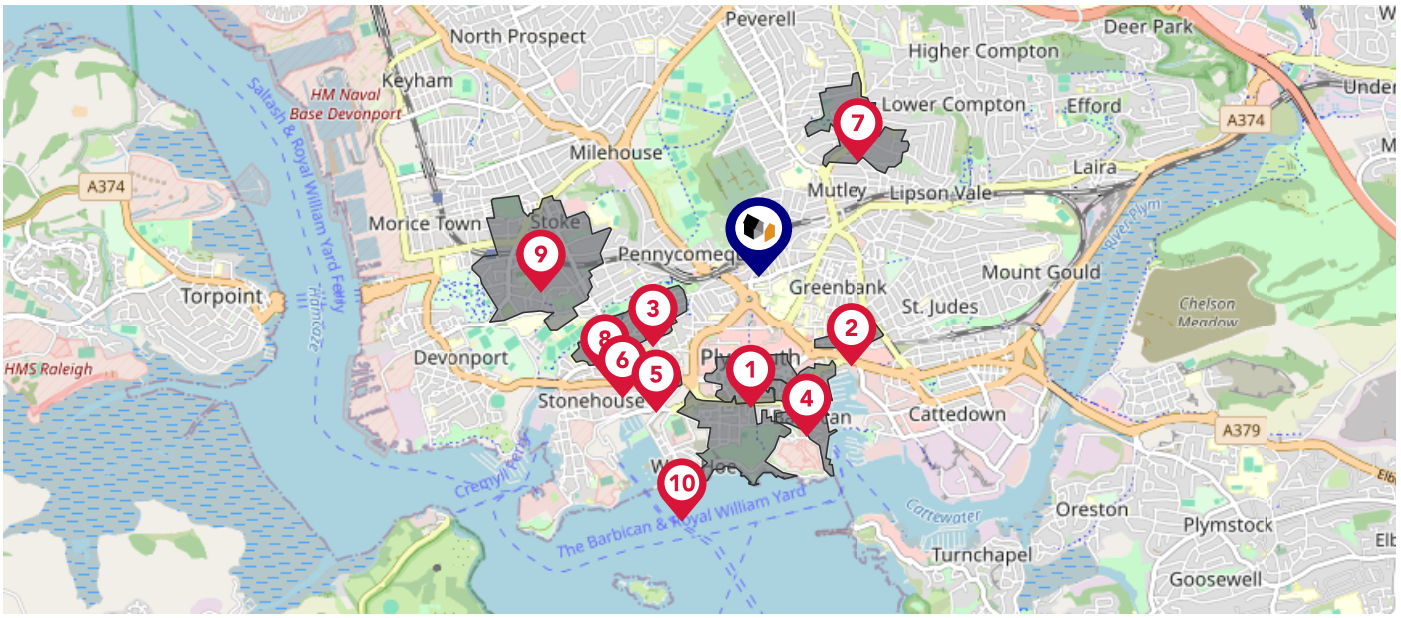
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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.

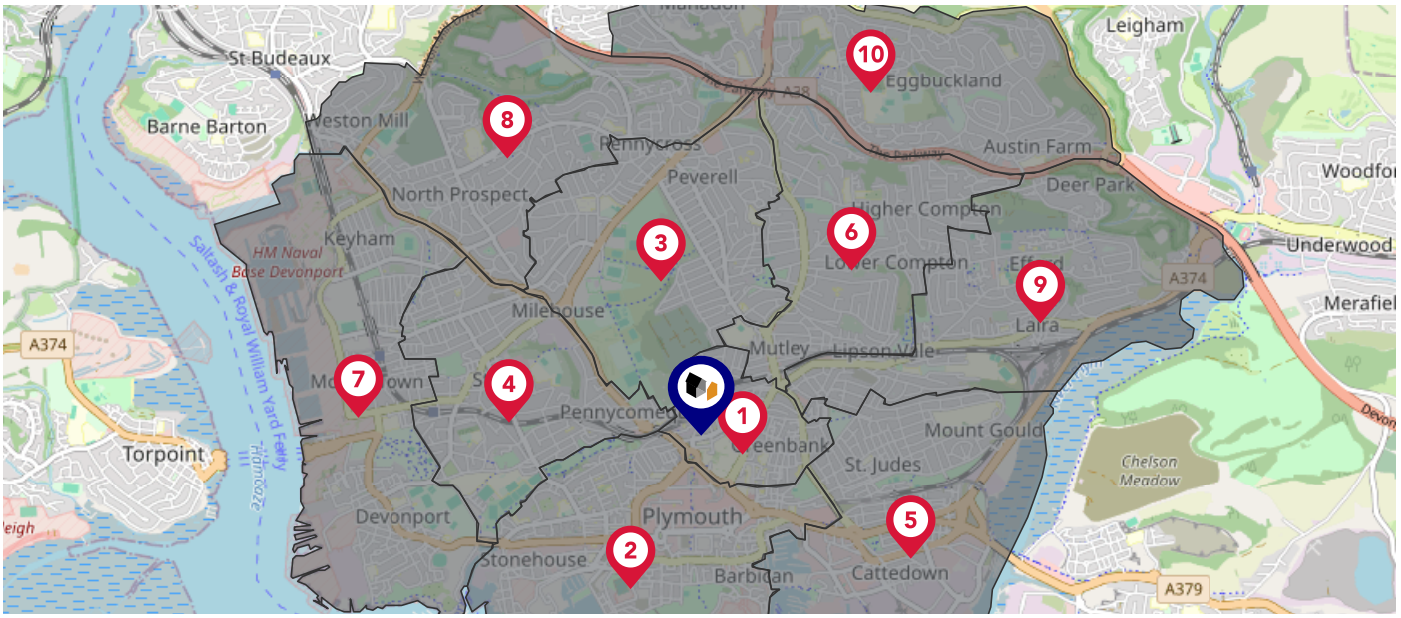


Nearby Conservation Areas	
1	City Centre
2	Ebrington Street
3	North Stonehouse
4	Barbican
5	Union Street
6	Adelaide Street
7	Mannamead
8	Millfields
9	Stoke
10	The Hoe

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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



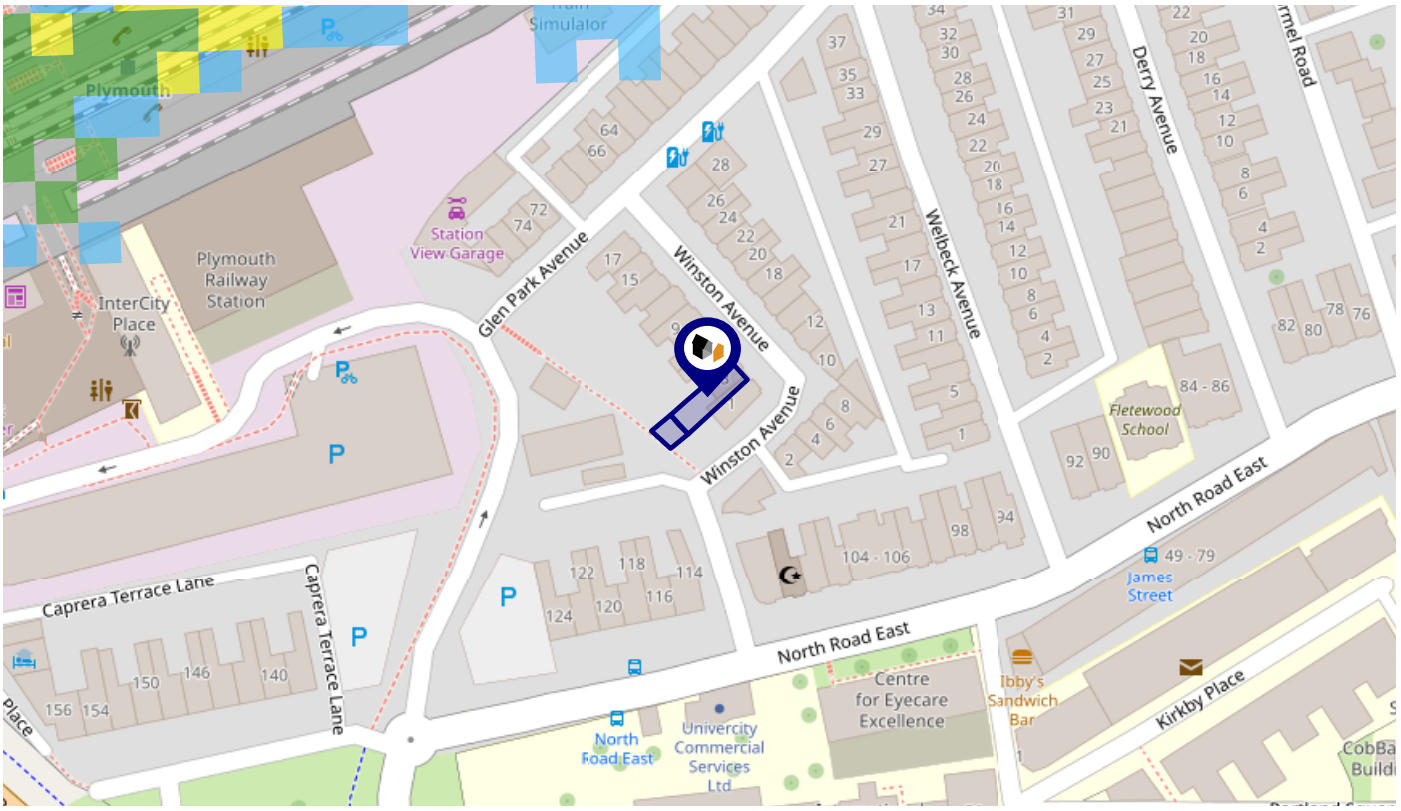
Nearby Council Wards

1	Drake Ward
2	St. Peter and the Waterfront Ward
3	Peverell Ward
4	Stoke Ward
5	Sutton and Mount Gould Ward
6	Compton Ward
7	Devonport Ward
8	Ham Ward
9	Efford and Lipson Ward
10	Eggbuckland Ward

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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.

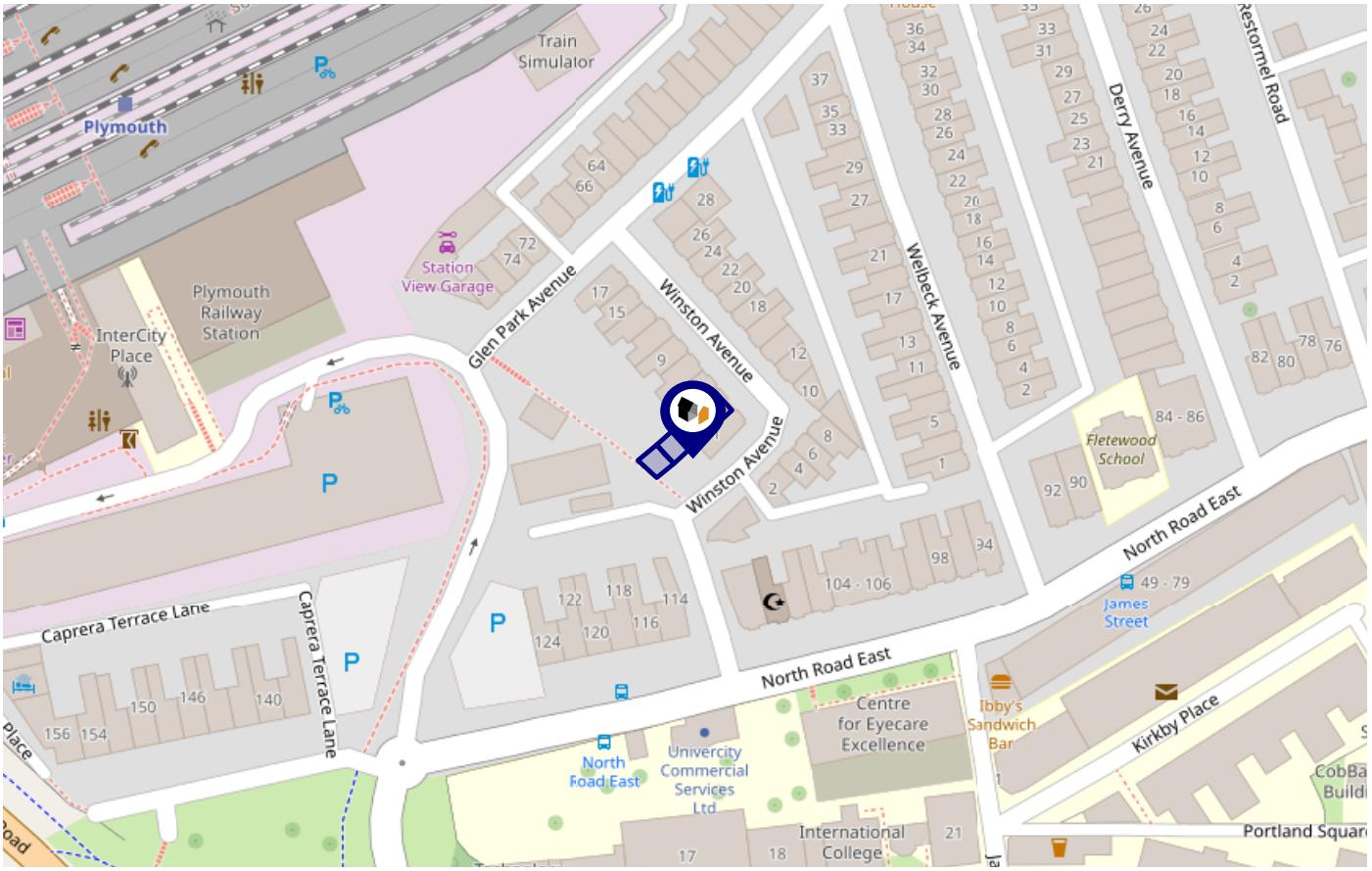
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

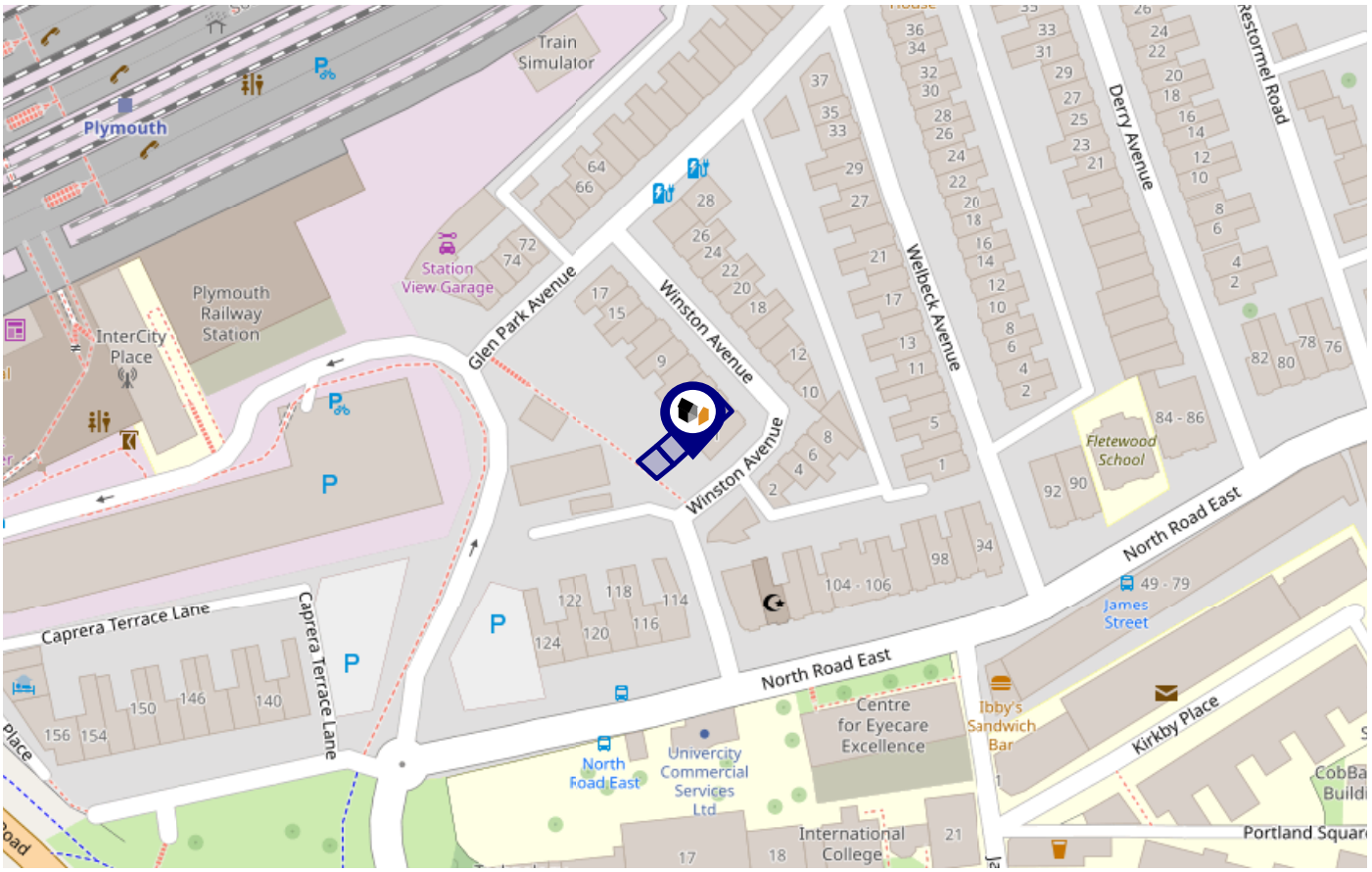
Chance of flooding to the following depths at this property:



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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.

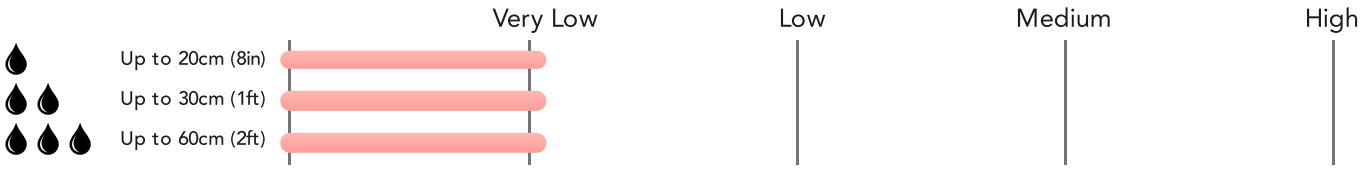


Risk Rating: Very low

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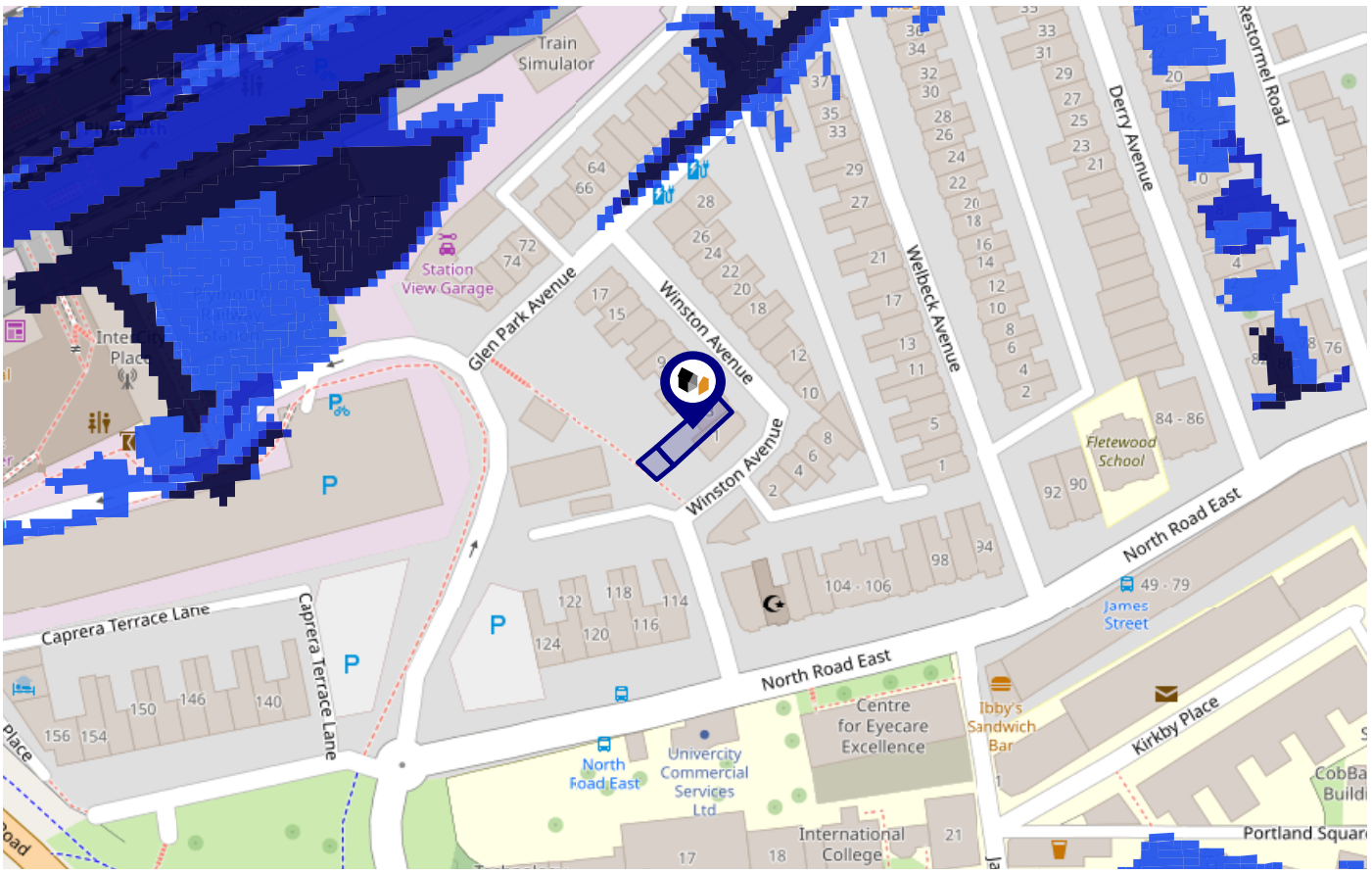
Chance of flooding to the following depths at this property:



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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.

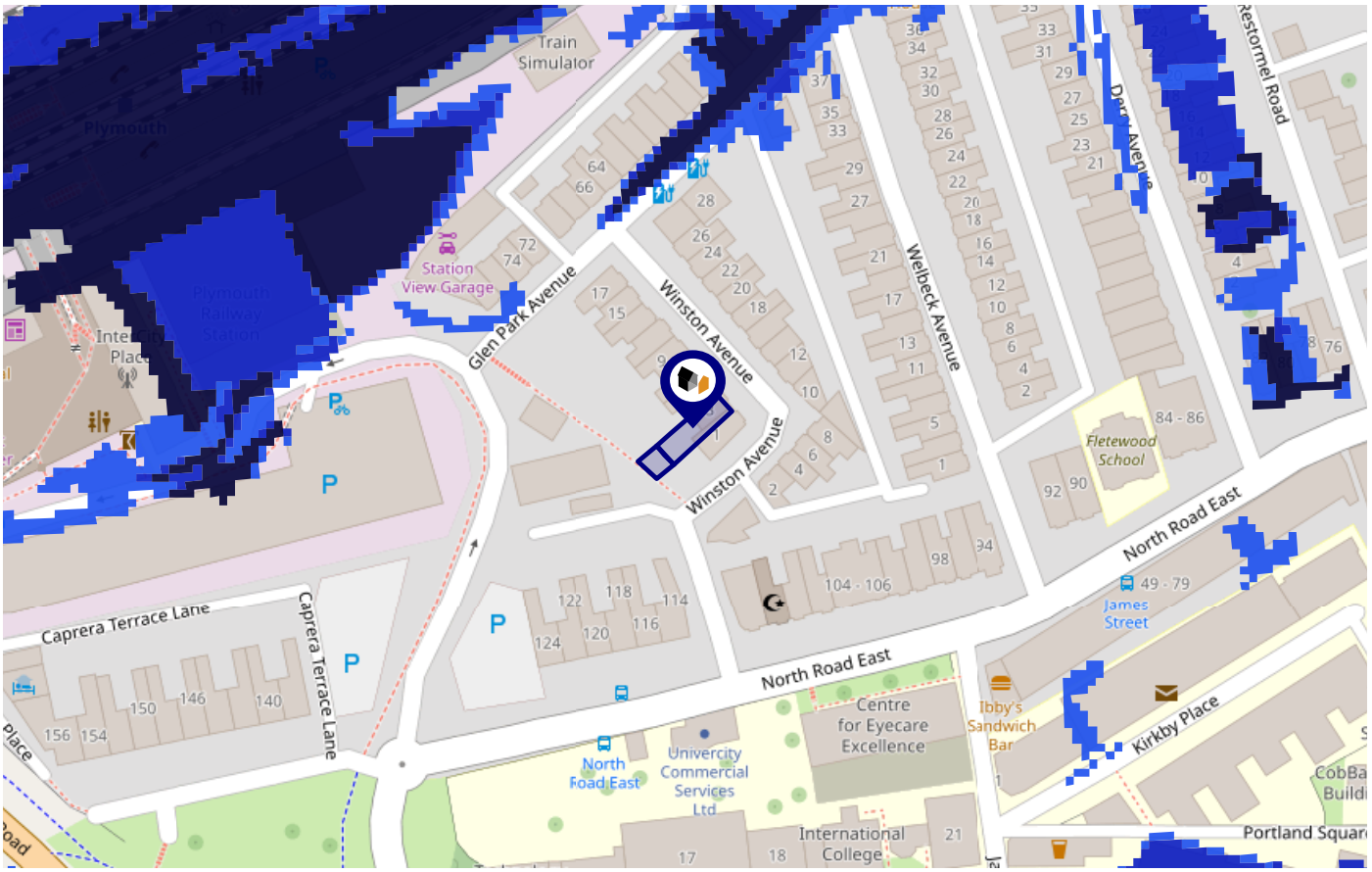
Chance of flooding to the following depths at this property:



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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.

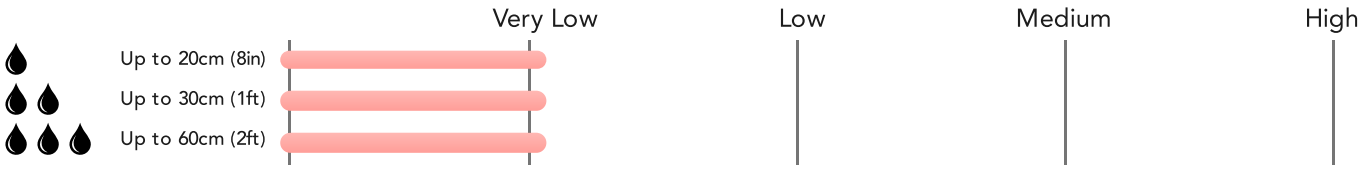


Risk Rating: Very low

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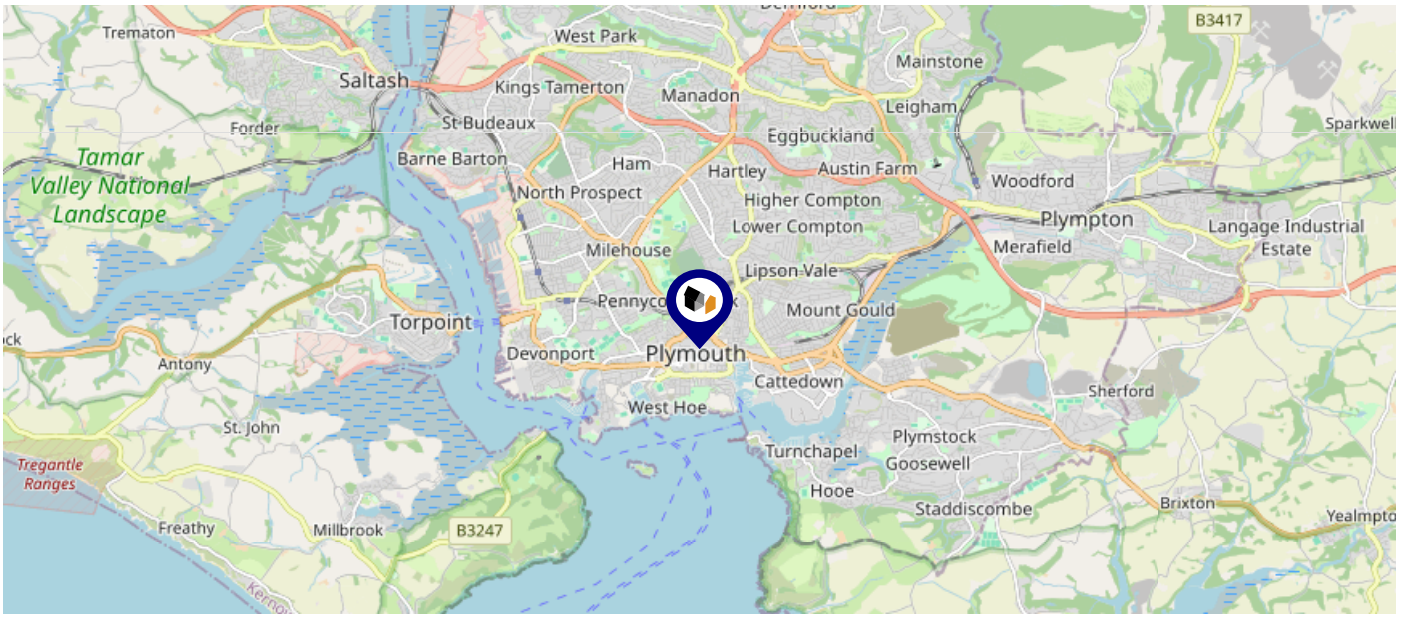
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



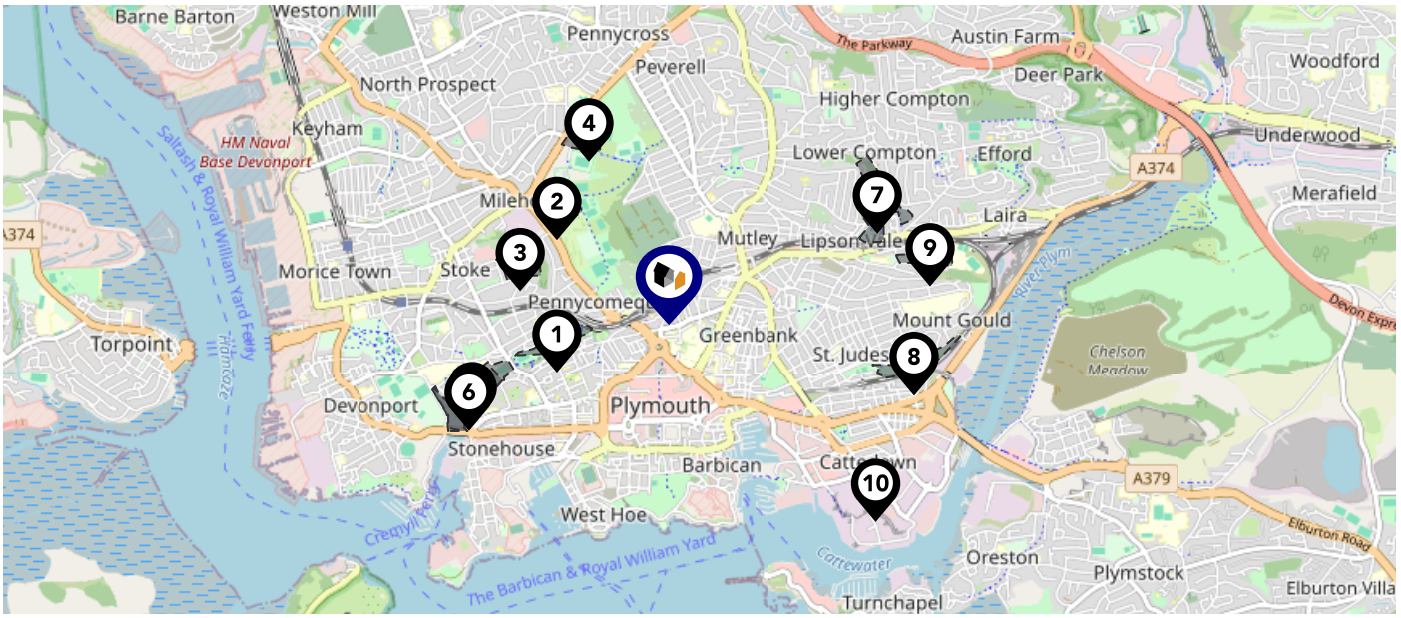
Nearby Green Belt Land

No data available.

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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.



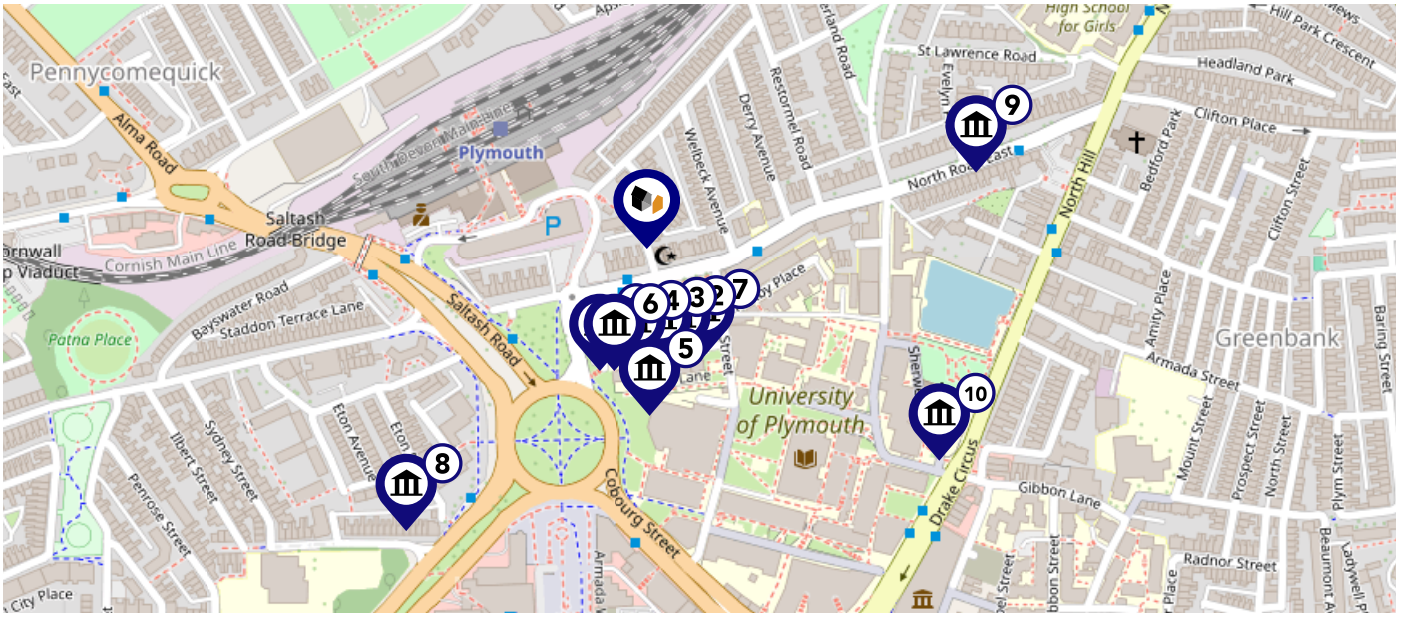
Nearby Landfill Sites

1	Victoria Park-Victoria Park, Plymouth	Historic Landfill
2	Central Park Milehouse-Central Park (Milehouse), Plymouth	Historic Landfill
3	Stoke School Playing Field And Allotments-Stoke School Playing Field And Allotments, Plymouth	Historic Landfill
4	Peverell Cricket Ground-Peverell Cricket Ground, Plymouth	Historic Landfill
5	Stonehouse Lake-Plymouth, Devon	Historic Landfill
6	Stonehouse Playing Fields-Stonehouse Playing Fields, Stonehouse, Plymouth, Devon	Historic Landfill
7	Lower Compton-Lipson Vale, Plymouth	Historic Landfill
8	Tothill Park Recreation Ground-Tothill Park Recreation Ground Mount Gold/Laira, Plymouth	Historic Landfill
9	Laira Lipson College-Laira, Plymouth	Historic Landfill
10	MacAdam Road-Cattledown, Plymouth	Historic Landfill

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Maps
Listed Buildings

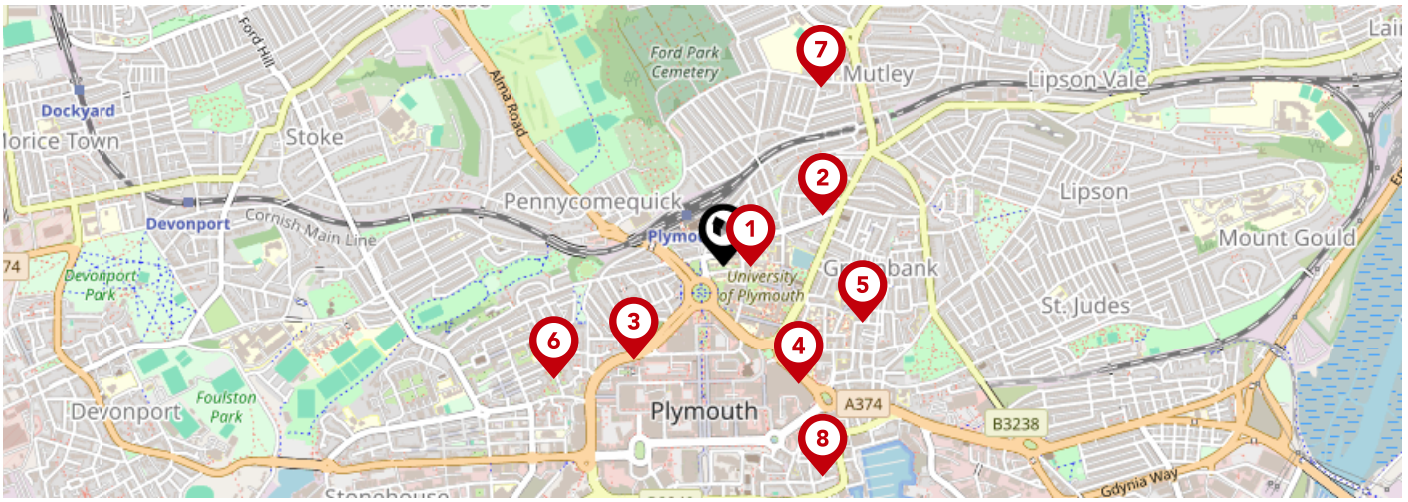
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1386334 - 15, Portland Villas	Grade II	0.1 miles
2	1386338 - Number 19 Including Attached Garden Walls And Gate Piers At The Front	Grade II	0.1 miles
3	1386337 - Number 18 Including Attached Garden Walls And Gate Piers At The Front	Grade II	0.1 miles
4	1386336 - Christadelpian Hall Including Attached Garden Walls And Gate Piers At The Front	Grade II	0.1 miles
5	1386333 - Numbers 3 To 10 And Attached Forecourt Walls	Grade II	0.1 miles
6	1386335 - Number 16 And Attached Garden Walls And Gate Piers At The Front	Grade II	0.1 miles
7	1386339 - Numbers 20 And 21 Including Attached Garden Walls And Gate Piers At The Front	Grade II	0.1 miles
8	1244520 - 3, 5 And 7, Eton Place	Grade II	0.2 miles
9	1386298 - 34-42, North Road East	Grade II	0.2 miles
10	1386295 - Sherwell Church And Associated Buildings Including Shelly Hall	Grade II	0.2 miles

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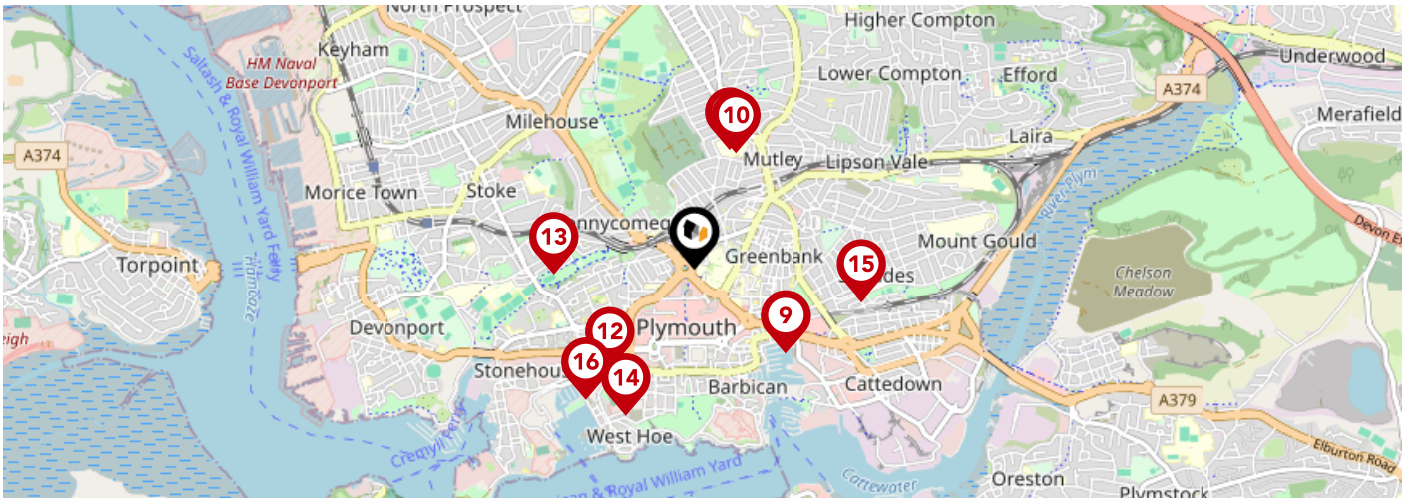
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Fletewood School at Derry Villas Ofsted Rating: Good | Pupils: 58 | Distance:0.06	☐	☑	☐	☐	☐
2 Plymouth High School for Girls Ofsted Rating: Good | Pupils: 816 | Distance:0.26	☐	☐	☑	☐	☐
3 Pilgrim Primary Academy Ofsted Rating: Outstanding | Pupils: 390 | Distance:0.31	☐	☑	☐	☐	☐
4 Arts University Plymouth Ofsted Rating: Good | Pupils:0 | Distance:0.33	☐	☐	☑	☐	☐
5 Mount Street Primary School Ofsted Rating: Good | Pupils: 258 | Distance:0.36	☐	☑	☐	☐	☐
6 The Cathedral School of St Mary Ofsted Rating: Requires improvement | Pupils: 109 | Distance:0.48	☐	☑	☐	☐	☐
7 Plymouth College Ofsted Rating: Not Rated | Pupils: 513 | Distance:0.48	☐	☐	☑	☐	☐
8 ACE Schools Plymouth Ofsted Rating: Good | Pupils: 233 | Distance:0.55	☐	☐	☑	☐	☐

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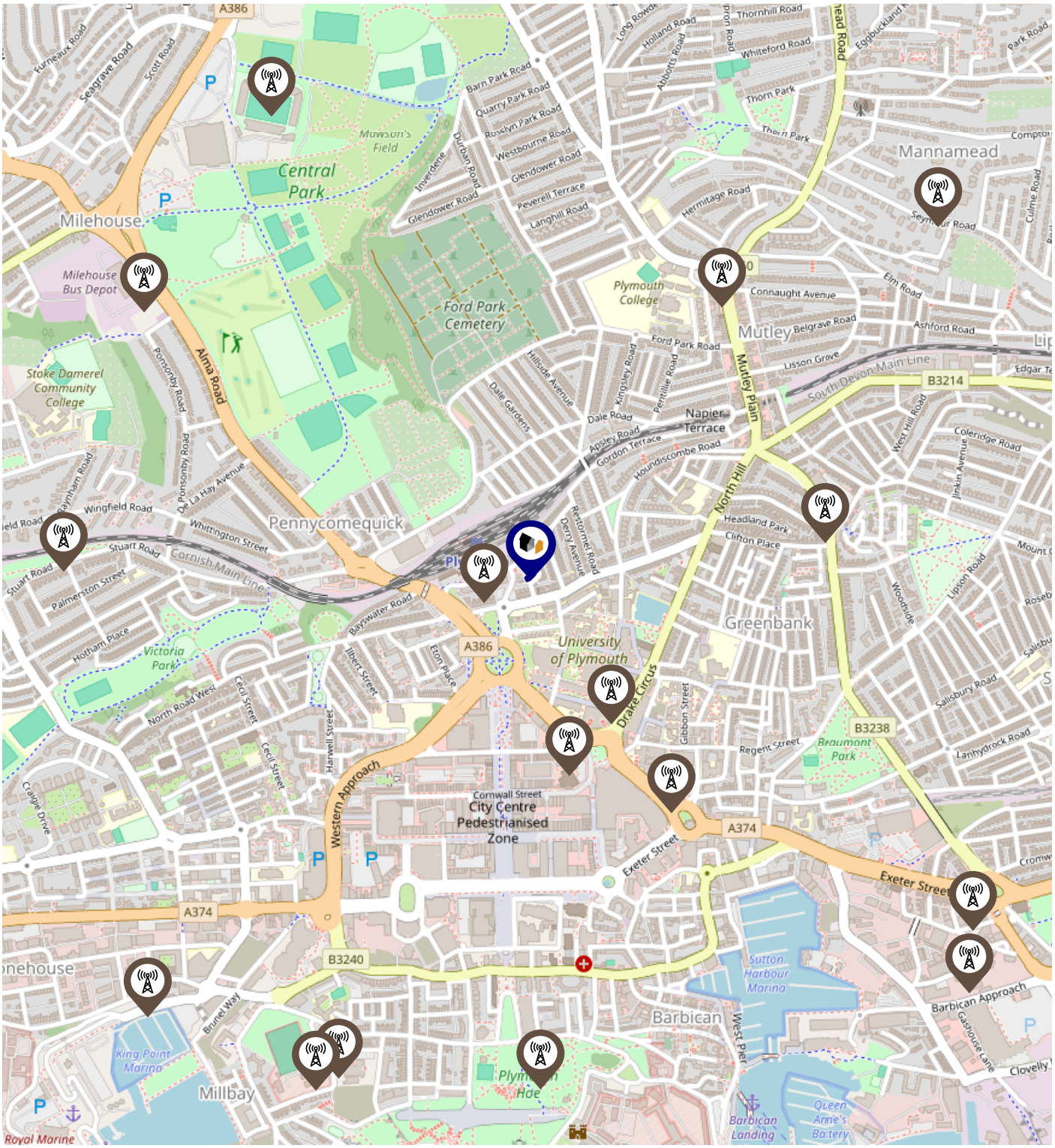
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Holy Cross Catholic Primary School Ofsted Rating: Good | Pupils: 306 | Distance:0.58	☐	☑	☐	☐	☐
10 Hyde Park Infants' School Ofsted Rating: Not Rated | Pupils: 243 | Distance:0.59	☐	☑	☐	☐	☐
11 Hyde Park Junior School Ofsted Rating: Good | Pupils: 355 | Distance:0.6	☐	☑	☐	☐	☐
12 St Peter's CofE Primary School Ofsted Rating: Good | Pupils: 154 | Distance:0.61	☐	☑	☐	☐	☐
13 Stuart Road Primary Academy Ofsted Rating: Good | Pupils: 189 | Distance:0.67	☐	☑	☐	☐	☐
14 St Andrew's Cof E VA Primary School Ofsted Rating: Good | Pupils: 208 | Distance:0.76	☐	☑	☐	☐	☐
15 Salisbury Road Primary School Ofsted Rating: Good | Pupils: 381 | Distance:0.8	☐	☑	☐	☐	☐
16 Millbay Academy Ofsted Rating: Good | Pupils: 545 | Distance:0.8	☐	☑	☑	☐	☐

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Local Area
Masts & Pylons



Key:

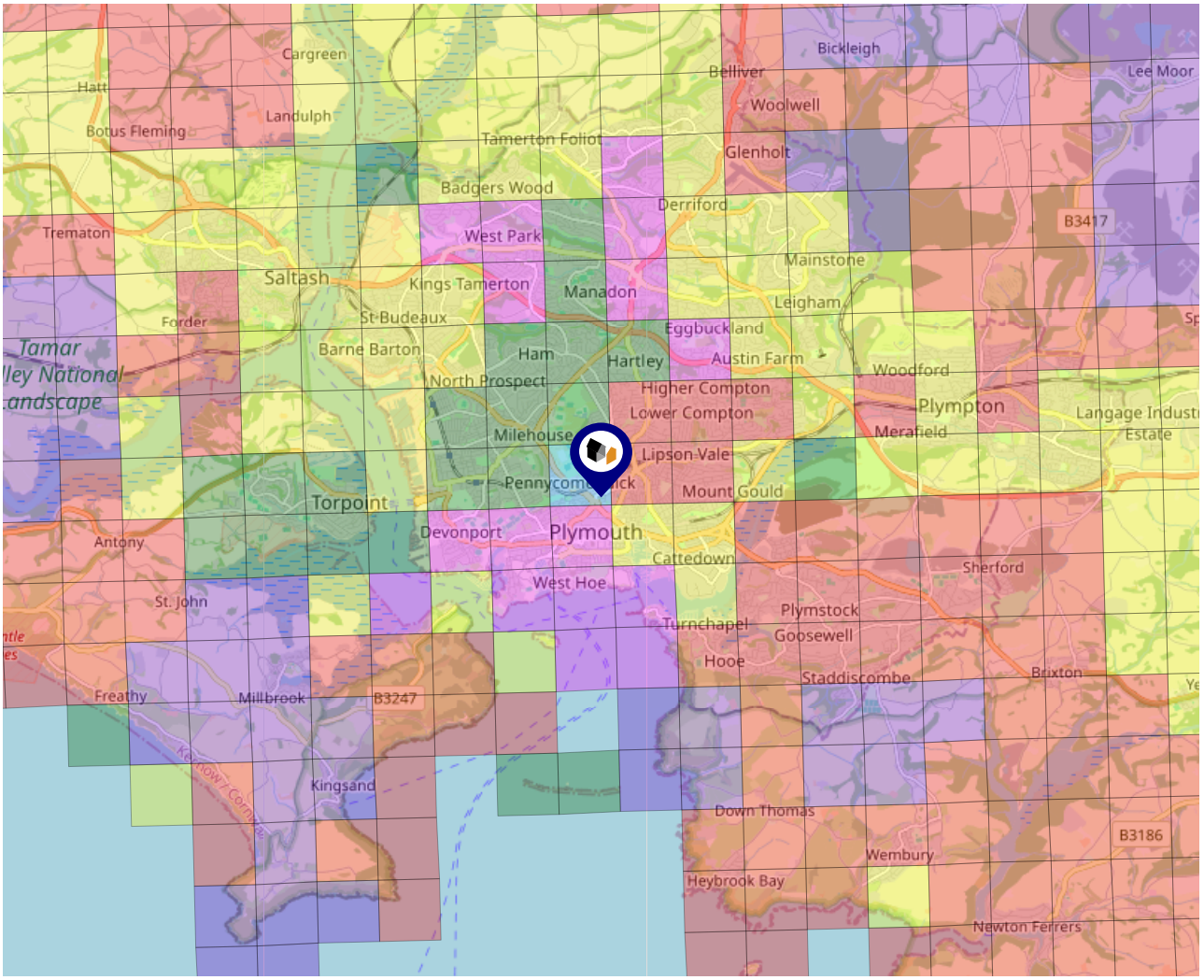
- Power Pylons
- Communication Masts

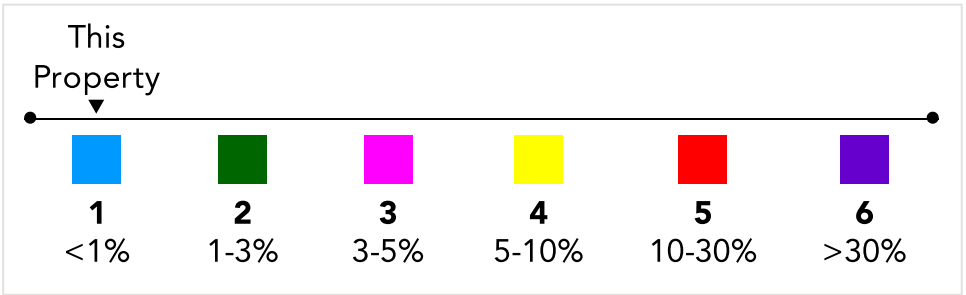
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Environment
Radon Gas

What is Radon?

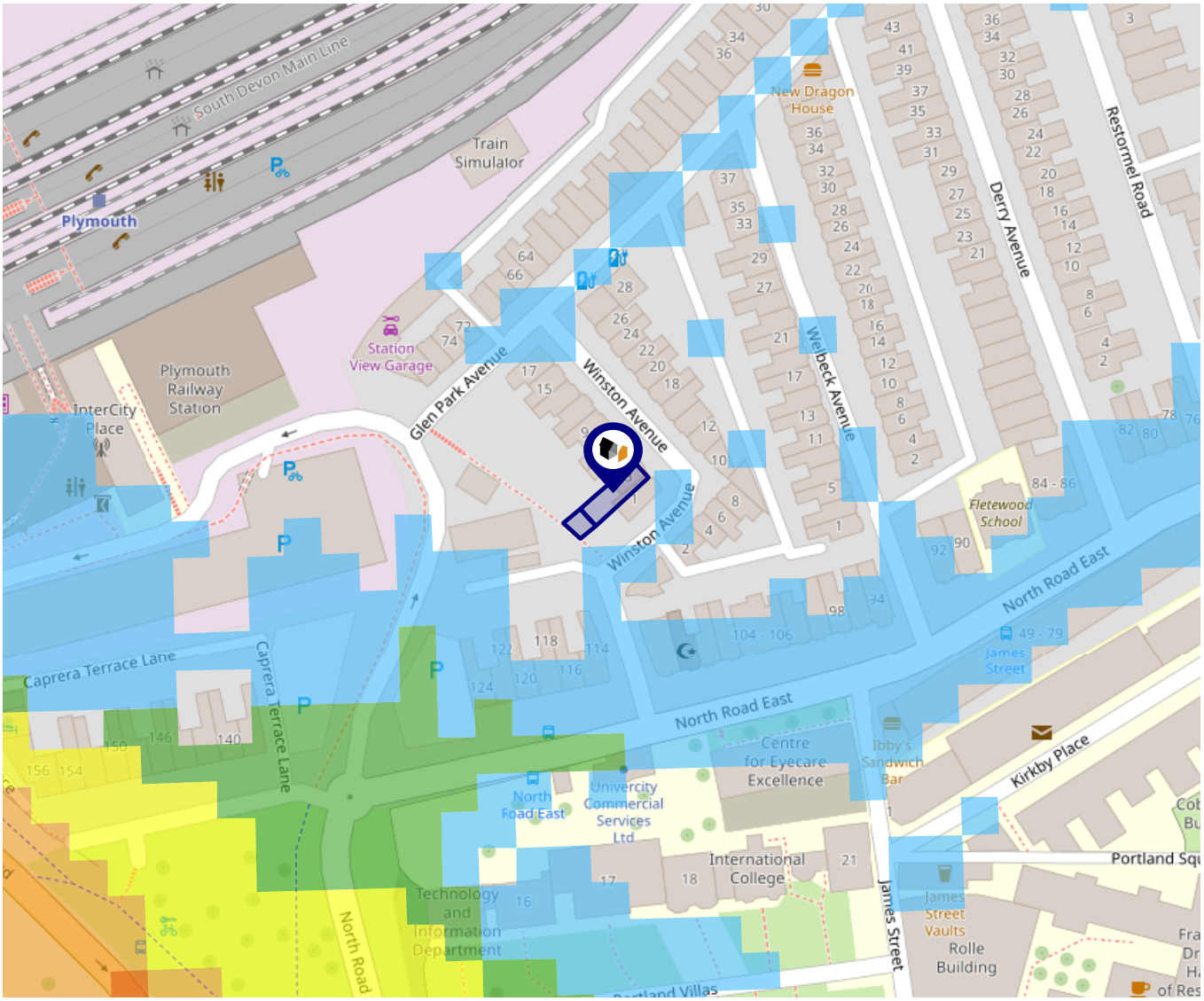
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

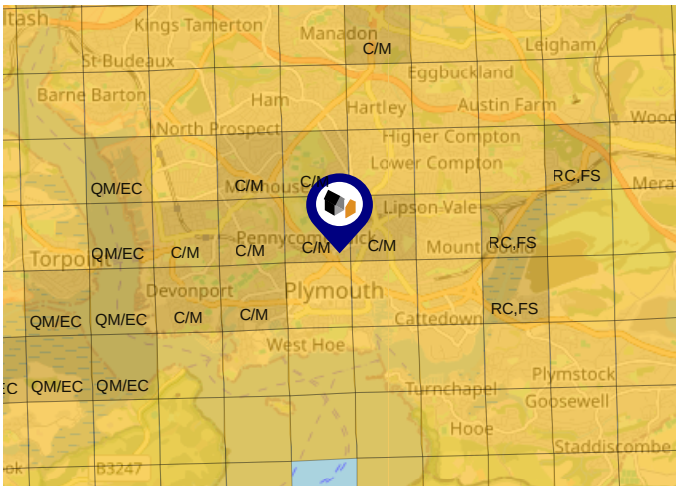
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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 LIGHT(SILTY) TO HEAVY		

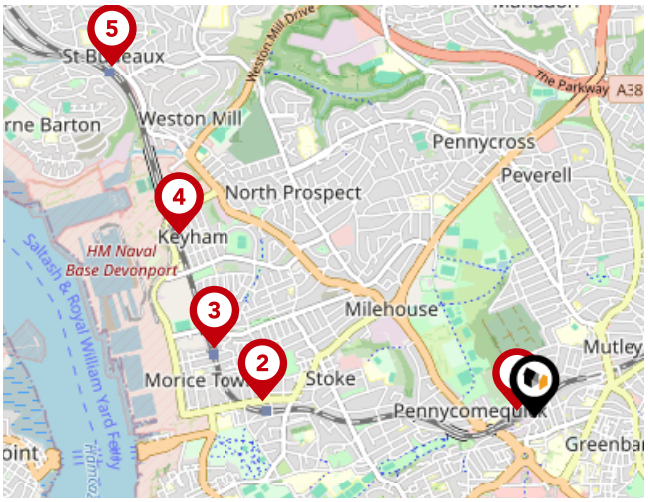


Primary Classifications (Most Common Clay Types)

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

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Area
Transport (National)

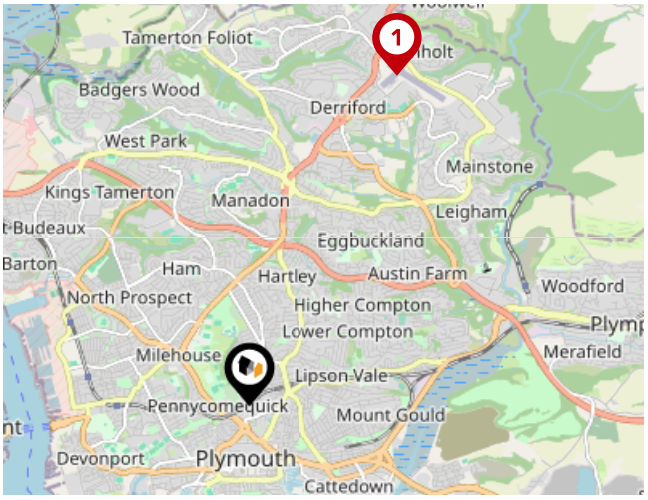


National Rail Stations

Pin	Name	Distance
1	Plymouth Rail Station	0.08 miles
2	Devonport Rail Station	1.29 miles
3	Dockyard (Plymouth) Rail Station	1.55 miles
4	Keyham Rail Station	1.88 miles
5	St Budeaux Ferry Road Rail Station	2.59 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

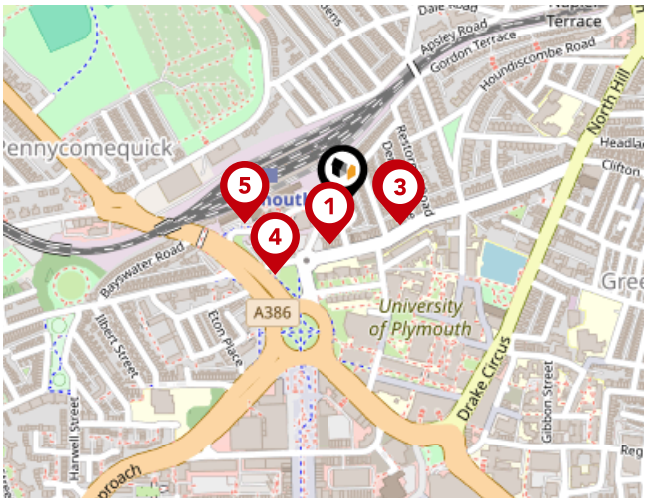


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	3.4 miles

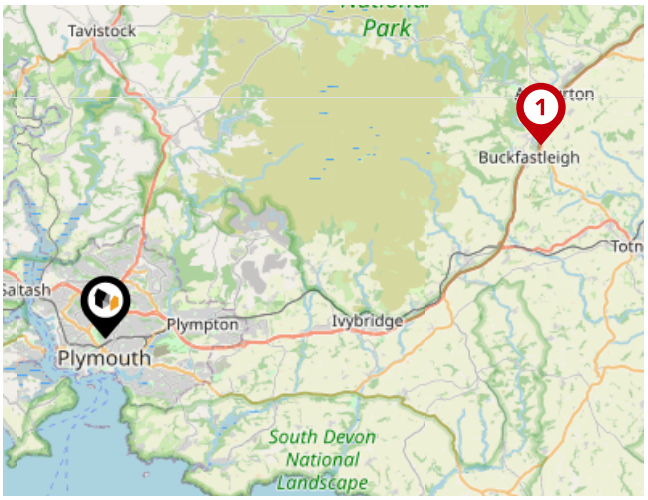
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Area
Transport (Local)



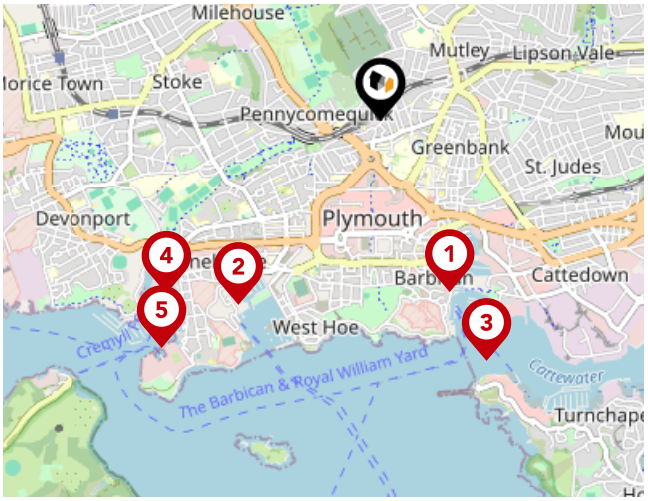
Bus Stops/Stations

Pin	Name	Distance
1	North Road East	0.04 miles
2	Welbeck Avenue	0.06 miles
3	James Street	0.07 miles
4	North Cross	0.11 miles
5	Railway Station Forecourt	0.11 miles



Local Connections

Pin	Name	Distance
1	Buckfastleigh (South Devon Railway)	17.94 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth (Barbican) Landing Stage	0.87 miles
2	Plymouth Ferry Terminal	1.09 miles
3	Plymouth Mount Batten Ferry Landing	1.23 miles
4	Plymouth Stonehouse Ferry Terminal	1.29 miles
5	Royal William Yard Ferry Landing	1.49 miles

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Market
Market summary

LANG TOWN & COUNTRY SALES

Local summary Based on 1 mile radius

Summary of all properties within radius:

Property type	Flat	Terraced	Semi-Detached	Detached	Bungalow	Unspecified
OM / SSTC	(386/307) 80%	(295/270) 92%	(16/24) 150%	(13/8) 62%	(9/1) 11%	(12/6) 50%

Total on market: 722 **Total sold:** 615 **Average days on market:** 119

Similar properties within radius:

Description			Price Ranges			Supply and demand				
Match	Beds	Type	Highest £	Lowest £	Average £	No. on market	No. SSTC	Total	SSTC %	ADOM
Exact	3	Terrace	£750,000	£105,000	£250,949	82	104	186	56%	86
+1 Type	3	Semi-Detached	£425,000	£200,000	£328,214	2	12	14	86%	101
+1 Beds	4	Terrace	£775,000	£147,500	£293,563	76	65	141	46%	104
All considered			**£775,000**	**£105,000**	**£290,909**	**160**	**181**	**341**	**53%**	**97**

Lang Town & Country
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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LANG TOWN & COUNTRY SALES

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

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Royal Mail