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SALES

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th November 2026



CHURCH STREET, ST. GERMANS, SALTASH, PL12

Lang Town & Country

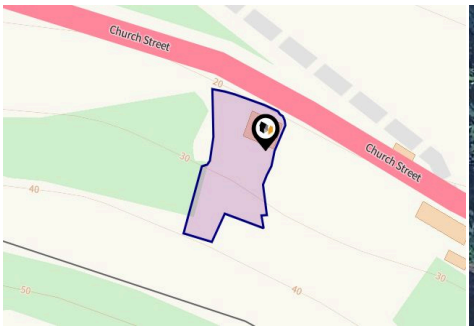
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The Property Ombudsman

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Property
Overview







Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,517 ft^2 / 141 m^2
Plot Area:	0.24 acres
Year Built :	Before 1900
Council Tax :	Band E
Annual Estimate:	£3,167
Title Number:	CL313109

Tenure: Freehold

Local Area

Local Authority: Cornwall
Conservation Area: St Germans
Flood Risk:
- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s | **76** mb/s | **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Planning History
This Address

Planning records for: ***Church Street, St. Germans, Saltash, PL12***

Reference - PA19/02260

Decision: Decided

Date: 13th March 2019

Description:

Replacement of existing flat roof with an insulated pitched roof hipped into the existing pitched roof, with rooflights in the new pitched structure. Replacement of all asbestos roof tiles with new natural Slate tiles, in keeping with context. Replacement of garage corrugated roof with Slate tiles. New external insulation and timber cladding to improve the thermal envelope and external appearance.

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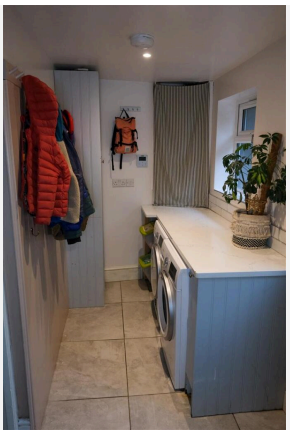
Gallery
Photos











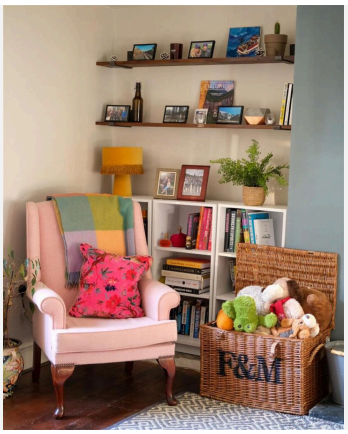






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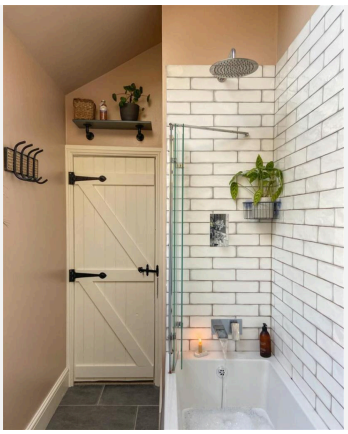
Gallery
Photos

















Gallery
Photos





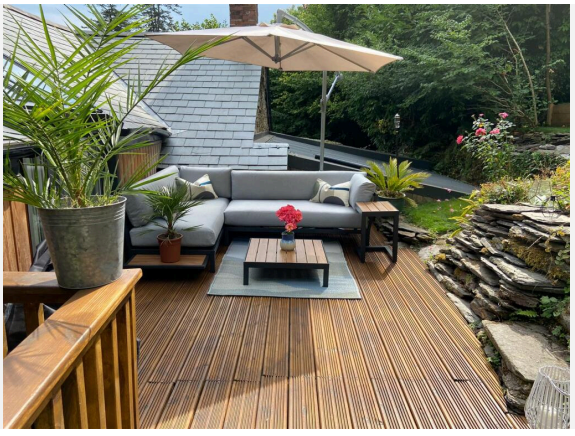












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Gallery
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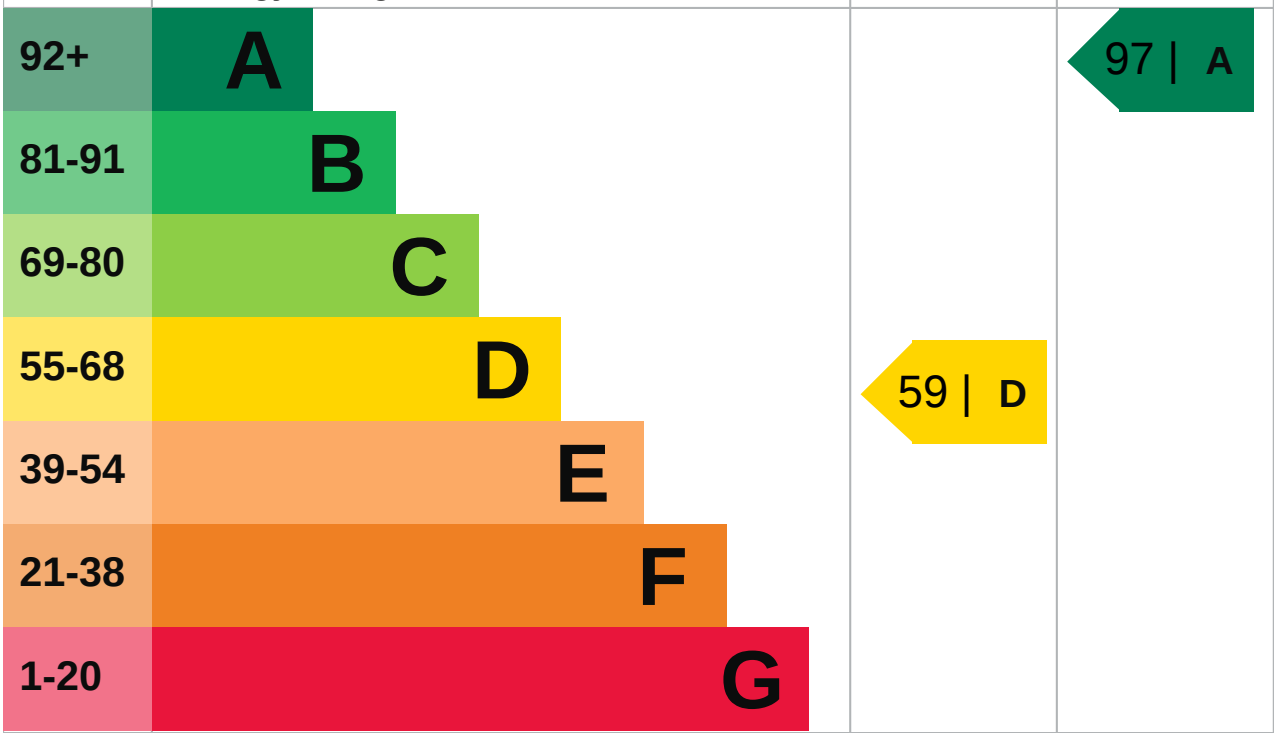
Property
EPC - Certificate

Church Street, St. Germans, PL12

Energy rating

D

Valid until 21.04.2028



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Property

EPC - Additional Data

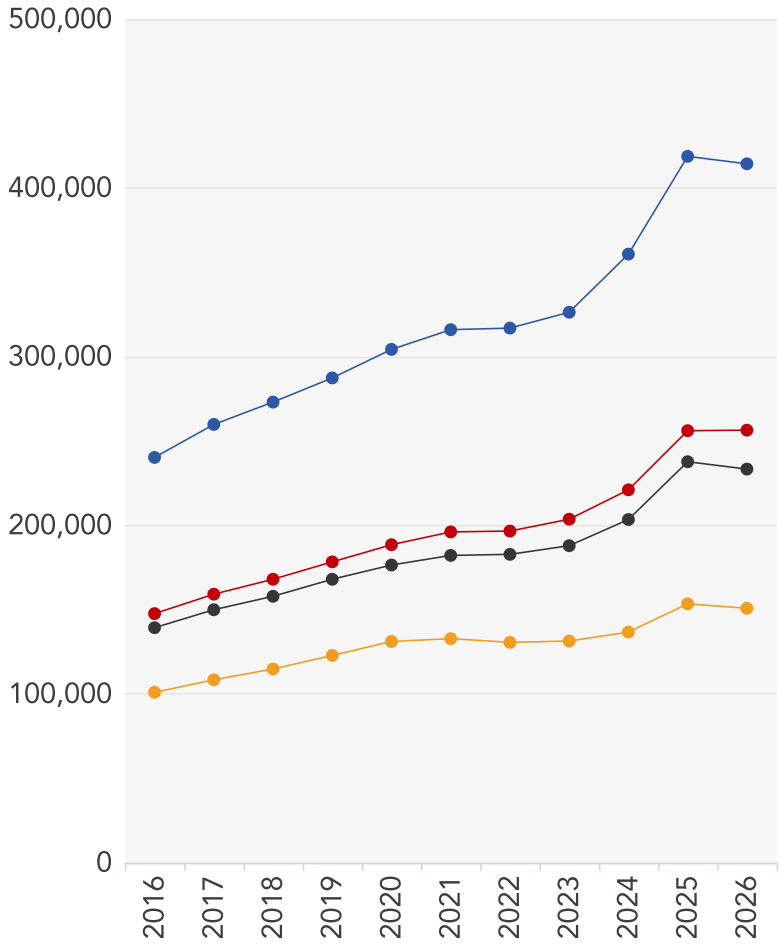
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 85% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	141 m^2

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Market
House Price Statistics

10 Year History of Average House Prices by Property Type in PL12



Detached

+72.44%

Semi-Detached

+73.65%

Terraced

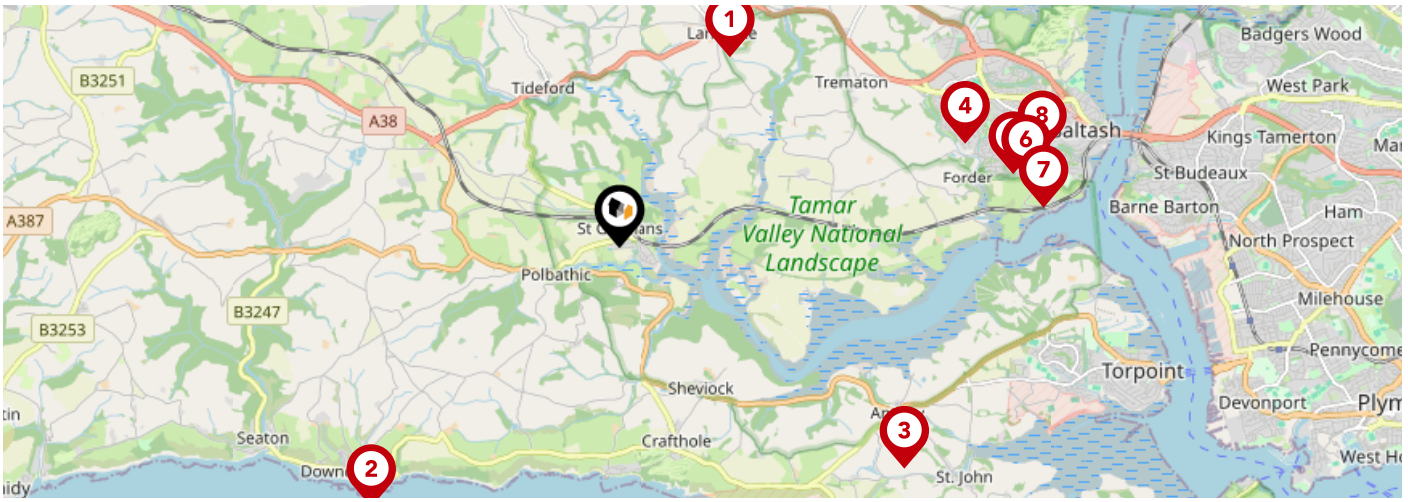
+67.5%

Flat

+49.31%

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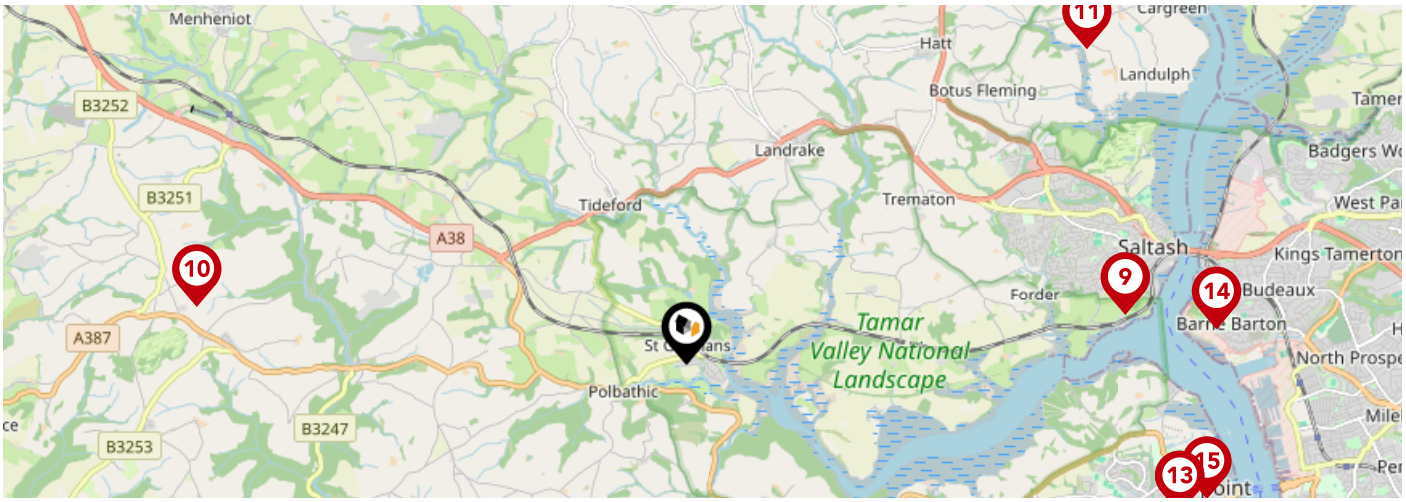
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 **Sir Robert Geffery's Voluntary Aided Church of England Primary School** Ofsted Rating: Good | Pupils: 211 | Distance:2.08	☐	☑	☐	☐	☐
2 **St Nicolas' CofE VA School, Downderry** Ofsted Rating: Good | Pupils: 105 | Distance:3.4	☐	☑	☐	☐	☐
3 **Antony Church of England School** Ofsted Rating: Good | Pupils: 84 | Distance:3.42	☐	☑	☐	☐	☐
4 **Burraton Community Primary School** Ofsted Rating: Good | Pupils: 376 | Distance:3.42	☐	☑	☐	☐	☐
5 **Fountain Head House School** Ofsted Rating: Not Rated | Pupils: 48 | Distance:3.79	☐	☐	☑	☐	☐
6 **St Stephens (Saltash) Community Primary School** Ofsted Rating: Good | Pupils: 380 | Distance:3.91	☐	☑	☐	☐	☐
7 **Saltash Community School** Ofsted Rating: Requires improvement | Pupils: 1202 | Distance:4.03	☐	☐	☑	☐	☐
8 **Brunel Primary & Nursery Academy** Ofsted Rating: Good | Pupils: 243 | Distance:4.09	☐	☑	☐	☐	☐

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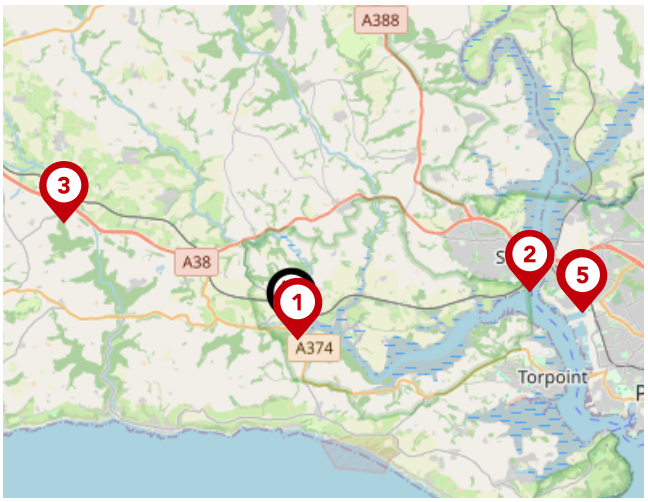
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Bishop Cornish CofE VA Primary School Ofsted Rating: Good | Pupils: 187 | Distance:4.18	☐	☑	☐	☐	☐
10 Trenode CofE VA Primary Academy Ofsted Rating: Good | Pupils: 36 | Distance:4.66	☐	☑	☐	☐	☐
11 Landulph School Ofsted Rating: Good | Pupils: 71 | Distance:4.82	☐	☑	☐	☐	☐
12 Carbeile Junior School Ofsted Rating: Good | Pupils: 334 | Distance:4.87	☐	☑	☐	☐	☐
13 Torpoint Community College Ofsted Rating: Good | Pupils: 748 | Distance:4.87	☐	☐	☑	☐	☐
14 Oneschool Global Uk Plymouth Campus Ofsted Rating: Not Rated | Pupils: 75 | Distance:5.03	☐	☐	☑	☐	☐
15 Torpoint Nursery and Infant School Ofsted Rating: Outstanding | Pupils: 233 | Distance:5.09	☐	☑	☐	☐	☐
16 Quethiock CofE School Ofsted Rating: Good | Pupils: 72 | Distance:5.19	☐	☑	☐	☐	☐

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Area
Transport (National)

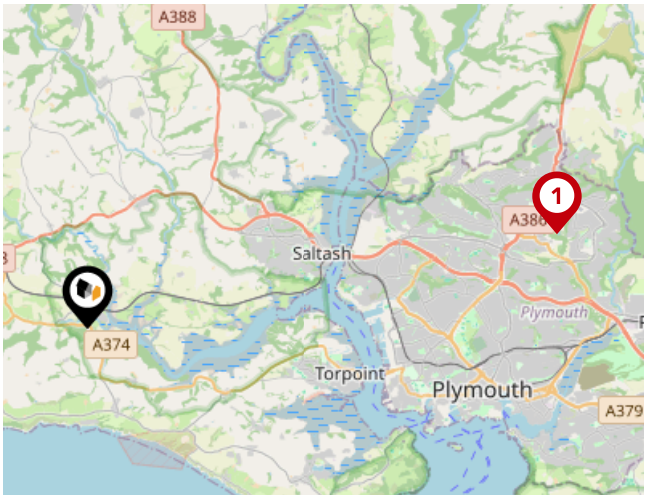


National Rail Stations

Pin	Name	Distance
1	St Germans Rail Station	0.21 miles
2	Saltash Rail Station	4.56 miles
3	Menheniot Rail Station	4.76 miles
4	St Budeaux Victoria Road Rail Station	5.47 miles
5	St Budeaux Ferry Road Rail Station	5.5 miles

Trunk Roads/Motorways

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



Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	9.04 miles

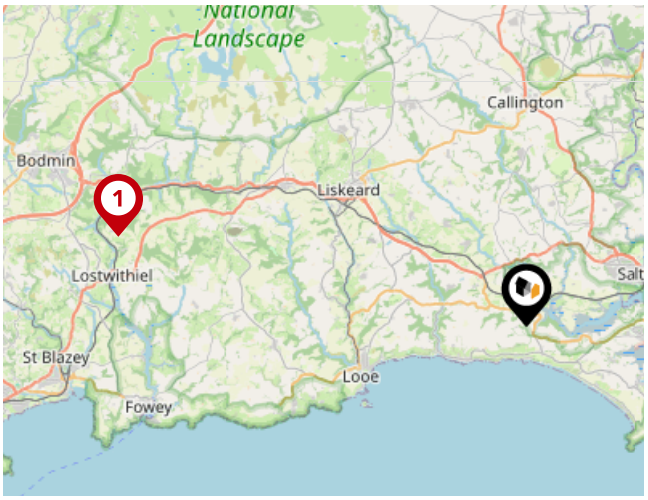
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Area
Transport (Local)



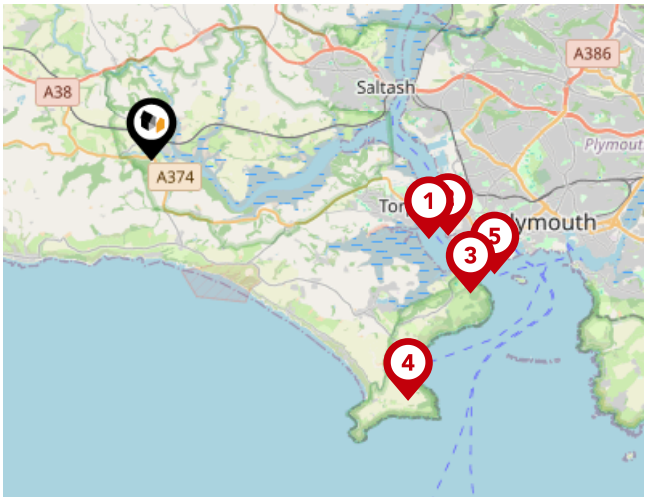
Bus Stops/Stations

Pin	Name	Distance
1	Elliot Hall	0.08 miles
2	Eliot Hall	0.08 miles
3	Mill Lane	0.19 miles
4	Rail Station	0.19 miles
5	Junction Lower Fairfield Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Bodmin Parkway (Bodmin and Wenford Railway)	15.79 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	5.42 miles
2	Devonport Ferry Terminal	5.79 miles
3	Cremyll Mount Edgcumbe Ferry Landing	6.52 miles
4	Cawsand Beach Ferry Landing	6.65 miles
5	Plymouth Stonehouse Ferry Terminal	6.82 miles

Agent
Disclaimer

Important - Please Read

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